

**RANCHO SIMI RECREATION AND PARK DISTRICT
INTEROFFICE MEMORANDUM**

DATE: August 2, 2007
TO: General Manager
FROM: Assistant General Manager
SUBJECT: Approval of a Resolution Accepting a Grant Deed from the Simi Valley Unified School District for a 42.21-Acre Parcel Commonly Known as the Long Canyon Equestrian Site and Identified as Ventura County Assessor's Parcel Number 685-0-120-420 Located in Simi Valley, California

On **May 17, 2007**, the Board of Directors approved the purchase of a 42.21-acre parcel of vacant property known as the Long Canyon Equestrian Site from the Simi Valley Unified School District. The School District Board of Education approved the sale on **May 29, 2007**, and escrow was opened on **June 1, 2007**.

A Resolution accepting the Grant Deed for the property is attached. Upon the Board's adoption, it will be transmitted to the LandAmerica Lawyers Title Company Escrow for eventual recording. The escrow is anticipated to close on **August 17, 2007**.

The Resolution and Grant Deed have been approved by the District's Legal Counsel.

Board Action Requested:

That the Board approve the Resolution Accepting a Grant Deed from the Simi Valley Unified School District for a 42.21-Acre Parcel Commonly Known as the Long Canyon Equestrian Site and Identified as Ventura County Assessor's Parcel Number 685-0-120-420 Located in Simi Valley, California



Ed Hayduk
Assistant General Manager

EH:bjm



RANCHO SIMI RECREATION AND PARK DISTRICT

RESOLUTION NO. _____

RESOLUTION ACCEPTING A GRANT DEED FROM THE SIMI VALLEY UNIFIED SCHOOL DISTRICT FOR A 42.21-ACRE PARCEL COMMONLY KNOWN AS THE LONG CANYON EQUESTRIAN SITE AND IDENTIFIED AS VENTURA COUNTY ASSESSOR'S PARCEL NUMBER 685-0-120-420 LOCATED IN SIMI VALLEY, CALIFORNIA

WHEREAS, the Rancho Simi Recreation and Park District General Plan identifies among its overall objectives the goal of "acquiring and making available for public use desirable expanses of open space, natural parks, or other recreational areas"; and

WHEREAS, a good and sufficient Grant Deed, dated June 21, 2007, has been presented to the District conveying certain real property known as the "Long Canyon Equestrian Site," which consists of 42.21 acres of unimproved, vacant land located southeast of Long Canyon Road in Simi Valley, California, identified as Ventura County Assessor's Parcel Number 685-0-120-420, which property is more fully described and graphically depicted in said Grant Deed; and

WHEREAS, the Long Canyon Equestrian Site is adjacent to the District's 165.59-acre Challenger Park, and contains a critical trail segment which links Challenger Park to the Rim of the Valley Trail and adjacent federally and state-owned parklands, including 970 acres of parkland owned and operated by the Mounts Recreation and Conservation Authority; and

WHEREAS, the Rancho Simi Recreation and Park District Board of Directors has found and determined that it would be beneficial to the District and its residents to acquire and preserve the Long Canyon Equestrian Site due to its substantial environmental features including a year-round creek covered by a contiguous closed-canopy riparian forest, tree species including coast live oak, willow and sycamore, and hillsides covered with coastal sage and chaparral; and

WHEREAS, the Simi Valley Unified School District's Surplus Advisory Committee determined that there was no feasible use of the Long Canyon Equestrian Site for School District purposes and voted to recommend that the Board of Education declare the property as surplus property to be disposed of pursuant to State law; and

WHEREAS, the Rancho Simi Recreation and Park District has a right of first refusal regarding the purchase of the property, pursuant to Article 8 (commencing with Section 54220), Chapter 5, Part 1 of Division 2 of Title 5 of the Government Code which provides that the property shall first be offered for sale for park or recreational purposes; and

WHEREAS, the Rancho Simi Recreation and Park District Board of Directors directed staff to apply for a Land and Water Conservation Fund grant of \$170,000.00 to use toward the purchase of the Long Canyon Equestrian Site, which grant was approved by the LWCF on September 16, 2005; and

WHEREAS, the Rancho Simi Recreation and Park District Board of Directors directed staff to apply for a Mountain Recreation Conservation Authority grant of \$295,000.00 of in-lieu mitigation funds to use toward the purchase of the Long Canyon Equestrian Site, which grant was approved by the MRCA on September 18, 2006; and

WHEREAS, on May 29, 2007, the Simi Valley Unified School District's Board of Education voted to approve the sale of the Long Canyon Equestrian Site to Rancho Simi Recreation and Park District for a purchase price of \$875,000.00; and

WHEREAS, said Grant Deed has been reviewed by District staff and legal counsel and found to be in proper form.

NOW, THEREFORE, BE IT RESOLVED that said Grant Deed presented to the Board of Directors conveying to the Rancho Simi Recreation and Park District a 42.21-acre parcel commonly known as the "Long Canyon Equestrian Site," which consists of 42.21 acres of unimproved, vacant land located southeast of Long Canyon Road in Simi Valley, California, identified as Ventura County Assessor's Parcel Number 685-0-120-420, which property is more fully described and graphically depicted in said Grant Deed, be, and the same is, hereby accepted, and that said Grant Deed be recorded in the official records of Ventura County, California.

The foregoing resolution was approved by the Board of Directors of the Rancho Simi Recreation and Park District at its special meeting held on July 12, 2007, at 1692 Sycamore Drive, Simi Valley, California on a motion by

AYES:

NOES:

ABSTAIN:

ABSENT:

Chair, Board of Directors
Rancho Simi Recreation and Park District

RECORDING REQUESTED BY:
Rancho Simi Recreation and Park District

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME Rancho Simi Recreation
and Park District
STREET 1692 Sycamore Drive
ADDRESS Simi Valley, CA 93065

SPACE ABOVE THIS LINE FOR RECORDER'S USE

685	0	120	420	ALL <input checked="" type="checkbox"/>
				PTN

This Deed is for the benefit of the Rancho Simi Recreation and Park District
and is entitled to be recorded without fee (Government Code § 27383)

GRANT DEED

THE UNDERSIGNED GRANTOR DECLARE(S):
DOCUMENTARY TRANSFER TAX IS \$

None - Transfer to Political Subdivision of California-Exempt Pursuant to Revenue &
Taxation Code § 11922.

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area: City of Simi Valley, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Simi Valley Unified School District, a public body, corporate and politic,

hereby GRANTS to
Rancho Simi Recreation and Park District, a California Governmental Entity,

That real property in the City of Simi Valley, County of Ventura, State of California, described as:

That real property specifically described in Exhibit "A" which is attached hereto and by this reference incorporated herein,
and which sets forth the legal description of the real property which is conveyed by this deed, and in Exhibit "B" which is
attached hereto and by this reference incorporated herein, and which depicts graphically the real property conveyed by
this deed.

Dated: JUNE 21, 2007

SIMI VALLEY UNIFIED SCHOOL DISTRICT,
A Public Body, Corporate and Politic,

State of California
County of VENTURA } SS.

On JUNE 21, 2007, before me,

By: Lowell Schultz

SANDA HANDIN NOTARY PUBLIC
(here insert name and title of the officer)

personally appeared LOWELL SCHULTZE

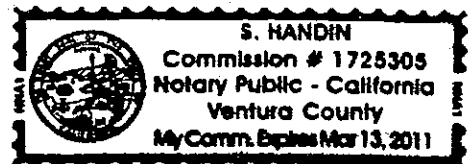
(Name) LOWELL SCHULTZE

(Title) ASSOCIATE SUPERINTENDENT,
BUSINESS & FACILITIES

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument, and acknowledged to me that he/she/they executed
the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature S. Handin

(Seal)



COPY

EXHIBIT A
Page 1 of 2

That portion of Parcel 1-A of Lot Line Adjustment No. LD-S-416 in the City of Simi Valley, County of Ventura, State of California, recorded February 17, 1988 as Instrument No. 88-019525 of Official Records in the office of the County Recorder of said County, being also a portion of Parcel 1 of Parcel Map LD-S-217 as per map filed in Book 37 Page 6 of Parcel Maps in the office of the County Recorder of said County, described as follows:

Beginning at the southerly terminus of Course No. 3, as described in said Deed for Challenger Park recorded June 3, 2005 as Instrument No. 20050603-0135358 of Official Records in the office of the County Recorder of said County, having a bearing and distance of South 49°20'46" East 645.04 feet; thence,

- 1st South 48°58'22" East 292.24 feet; thence,
- 2nd South 14°53'10" West 820.00 feet; thence,
- 3rd South 58°39'32" East 287.00 feet; thence,
- 4th North 74°06'18" East 645.00 feet; thence,
- 5th South 56°44'25" East 486.00 feet; thence,
- 6th North 60°28'47" East 375.17 feet to the easterly line of Parcel 1A of Lot Line Adjustment No. LD-S 416 recorded February 17, 1988 as Instrument No. 88-019525 of Official Records in the office of the County Recorder of said County; thence along said easterly line,
- 7th North 22°24'18" West 1399.96 feet; thence,
- 8th North 16°54'33" West 546.16 feet to the northeasterly terminus of Course No. 4, as described in said Deed for Challenger Park; thence along said Course No. 4,
- 9th South 49°38'24" West 1201.69 feet to the **Point of Beginning**.

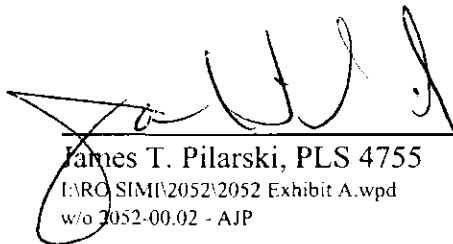
Continued

EXHIBIT A
Page 2 of 2

End of EXHIBIT A

All as shown on a sketch attached hereto as EXHIBIT B and made a part hereof for reference only.

Prepared by:
HOVELL & PILARSKI ENGINEERING

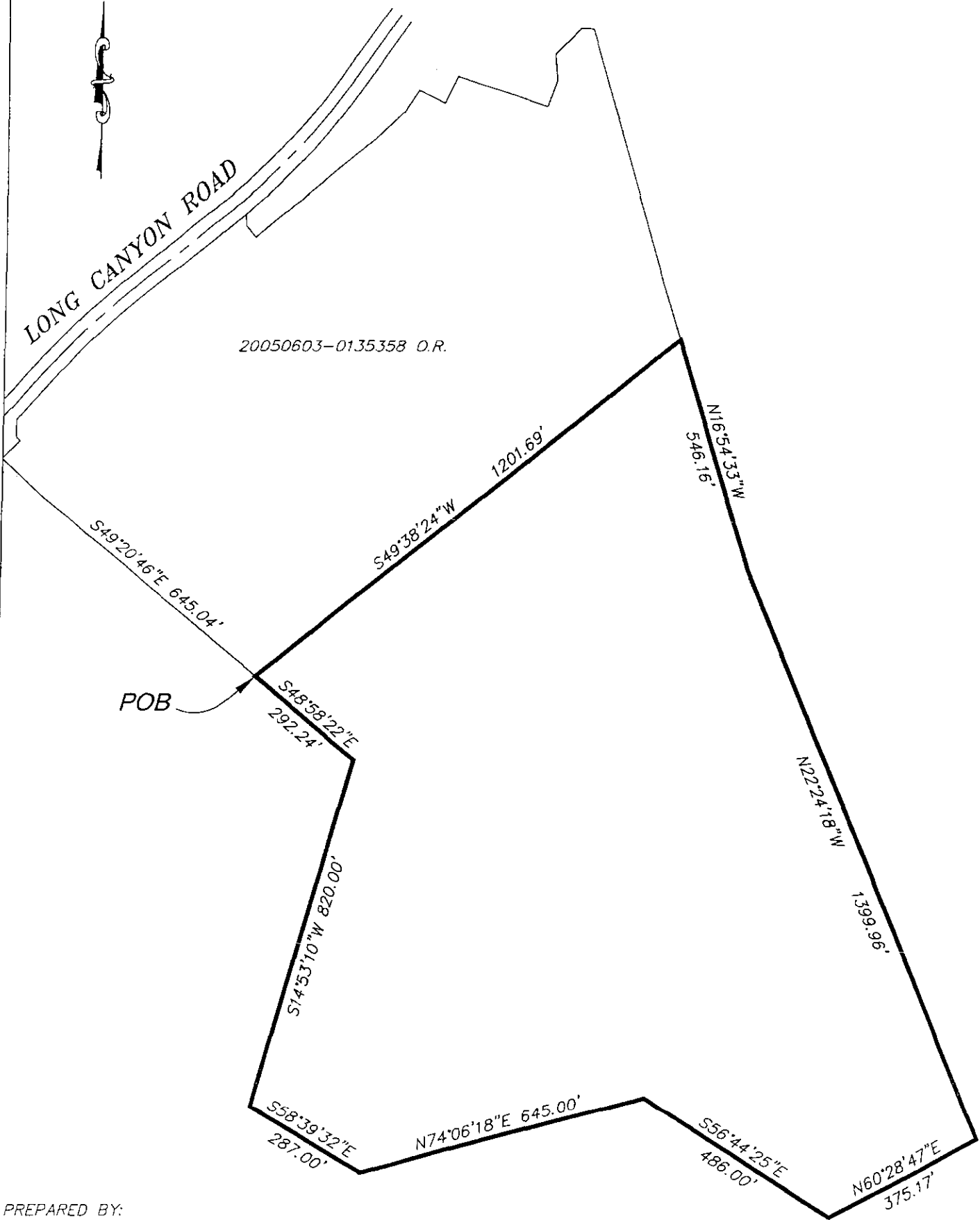
 7/13/07
Date

James T. Pilarski, PLS 4755
I:\RC\SIMI\2052\2052 Exhibit A.wpd
w/o 2052-00.02 - AJP



SCALE: 1"=300'

EXHIBIT "B"



20050603-0135358 O.R.

POB

PREPARED BY:
HOVELL & PILARSKI ENG.
P.O. BOX 479
SIMI VALLEY, CA 93062
W/O 2044-00.2

2052B1.dwg 9-5-06 2:30:11 pm

TITLE: APPROVAL OF THE SALE OF THE "EQUESTRIAN SITE" SURPLUS PROPERTY FROM SIMI VALLEY UNIFIED SCHOOL DISTRICT TO RANCHO SIMI RECREATION AND PARK DISTRICT

Business & Facilities
Action # 1

May 29, 2007
Page 1 of 1

Prepared by: Lowell Schultze, Associate Superintendent
Business & Facilities

Background Information

The Surplus Property Committee has voted unanimously to declare the Equestrian Site property as surplus property. The Board of Education accepted the vote of the Surplus Property Committee.

In accordance with Education Code 17230, staff did notify Rancho Simi Recreation and Park District of its intent to sell the property. Education Code 17230 states that

"The governing board of any school district may sell any school site that is deemed to be surplus property of the district, to any park district, city, or county in which the school district wholly or partially situated for use or partial use as park or recreational purposes or open-space purposes."

District staff has been in negotiations with the Rancho Simi Recreation and Park District and has agreed upon a sale price which is equal to the fair market value.

Rancho Simi Recreation and Park District approved the sale agreement at their May 17, 2007 meeting.

Fiscal Analysis

The sale price for the property shall be \$875,000. Rancho Simi Recreation and Park District will pay all associated costs for the sale of the property.

Recommendation

It is recommended that the Board of Education approve the Sales Agreement for the sale of the Equestrian Site Surplus Property

On motion of Trustee Lundstrom, seconded by Trustee Davis, and carried by a vote of 5-0, the Board of Education approved the sale of the Equestrian Site Surplus Property to Rancho Simi Recreation and Park District.

