

CITY OF THOUSAND OAKS

PLANNING COMMISSION

RESOLUTION NO. \_\_\_\_-2024 PC

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF THOUSAND OAKS  
DETERMINING GENERAL PLAN CONFORMITY  
FOR THE ACQUISITION AND TRANSFER OF AN  
UNDEVELOPED PARCEL WITHIN SKYLINE OPEN  
SPACE AREA (PARCEL NUMBER 676-0-070-070)  
TO THE CONEJO OPEN SPACE CONSERVATION  
AGENCY (COSCA)

WHEREAS, the City proposes to acquire a 0.75-acre parcel of vacant land located on Conejo Ridge in the Skyline Open Space Area (Parcel # 676-0-070-070); and

WHEREAS, pursuant to California Government Code section 65402, prior to the acquisition and disposition of property, the Planning Commission must determine whether the proposed acquisition and disposition is consistent with the General Plan; and

WHEREAS, the subject property is in a natural condition and contains intact native plant communities including chaparral and coastal sage scrub, vital wildlife habitat, and other open space resources, lies on a prominent ridgeline, and lies adjacent to existing protected open space; and

WHEREAS, the subject property is identified on COSCA's list of priority open space acquisition sites as part of the Skyline Open Space area; and

WHEREAS, the property will be subsequently transferred to COSCA for long-term management and preservation as open space, and

WHEREAS, by separate City Council action and following a finding of conformity with the City's General Plan by the Planning Commission, the City desires to acquire and transfer the property from the City to COSCA; and

WHEREAS, the findings of the Planning Commission supporting General Plan consistency of the project are as follows:

1. The project is consistent with the goals and policies described within the Land Use, Open Space, and Conservation Elements of the General Plan. These include the following:

## Land Use Element

Goal LU-1. Create a land use pattern of development that preserves existing neighborhoods while providing opportunities for targeted infill projects in strategic locations to enhance the quality of life, *preserve the natural environment*, and ensure the long-term fiscal viability of Thousand Oaks.

*Policy 1.1 Overall City Structure* - Establish a clearly defined urban pattern of development and open space by maintaining and expanding the open space network and natural areas around the City.

Goal LU-10: Preserve views of the mountains and ridgelines and unique entryways to Thousand Oaks.

*Policy 10.2 Ridgelines. Prohibit new development on major ridgelines as identified in the Ridgeline Study within the City.*

Goal LU-12: Promote healthy living for all residents of Thousand Oaks.

*Policy 12.12 Parks and Open Space Areas. Encourage the creation, maintenance, and enhancement of park and open space facilities that provide physical, mental, and social benefits for all ages.*

## Open Space Element

Goal POS-1: Preserve open space lands for future generations of Thousand Oaks residents.

*Policy 1.2 Transfer ownership. In order to preserve open space in perpetuity, coordinate with COSCA to transfer ownership of natural open space parcels owned by the City and CRPD to COSCA for consistent planning and management.*

*Policy 1.5 Public agency ownership. Continue the transfer of private open space lands to public agency ownership as conditioned during the entitlement process to provide consistent management, linkage with other components of the open space system, and appropriate recreational and educational opportunities.*

Goal POS-2: Complete the connected ring of natural open space around the developed portions of Thousand Oaks.

*Policy 2.1 Preserve public parks and open space. Strategically acquire undeveloped parcels that contribute to completion of the ring of open space around developed areas.*

## Conservation Element

Goal C-1: Conserve Thousand Oaks' physical setting and natural scenic resources.

*Policy 1.1 Scenic resources. Protect and preserve public viewsheds of the mountains and hillsides along roadways, open space, and other key locations.*

*Policy 1.2 Preservation of natural land features. Preserve significant natural features including ridges, rock outcroppings, natural drainage courses, wetland and riparian areas, steep topography, important or landmark trees, and views.*

Goal C-5: Properly manage, conserve, and protect native plant communities.

*Policy 5.2 Critical habitat protection. As feasible, protect, restore, and enhance critical wildlife habitat resources such as movement corridors, chaparral and coastal sage scrub plant communities, surface water impoundments, streams, and springs in order to maintain the biodiversity, biological productivity, and ecological integrity of natural open space areas.*

Goal C-6: Protect sensitive, rare, threatened, or endangered species.

*Policy 6.2 Natural space. Preserve complete ecosystems as natural open space in order to avoid the loss of sensitive plant and animal species; and*

WHEREAS, the purchase of property for conservation purposes, and subsequent transfer of the property to COSCA are Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, 14 CCR Sections 15313 and 15325.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby finds that the acquisition of the subject property, the subsequent transfer of the property to COSCA, and COSCA's acquisition of the property to maintain as open space are in conformance with the Thousand Oaks General Plan.

I HEREBY CERTIFY that the foregoing resolution reflects action taken by the Planning Commission of the City of Thousand Oaks at a regular meeting held on the 1st day of July 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Don Lanson, Chair  
Planning Commission

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Fabiola Zelaya Melicher, Secretary  
Planning Commission