



Community Development Department STAFF REPORT

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TO: Andrew P. Powers, City Manager

FROM: Kelvin Parker, Community Development Director

DATE: January 25, 2022

SUBJECT: **Transfer of City-Owned Open Space Properties to COSCA for Long-Term Ownership and Management**

RECOMMENDATION:

Adopt resolution approving the transfer of 566 acres of open space from the City to the Conejo Open Space Conservation Agency for long-term ownership and management, and authorize the City Manager, or designee, to execute all documents necessary to effectuate the transfer.

FINANCIAL IMPACT:

No Additional Funding Requested. Financial impact is limited to the cost of staff time to prepare the necessary documents to process the transfers, which is included in the Adopted FY 2021-22 General Fund Budget.

BACKGROUND:

Acquisitions of open space properties have historically been completed by either the Conejo Open Space Conservation Agency (COSCA), the City, or the Conejo Recreation and Parks District (CRPD). Open space has also been accepted as a donation, purchased from willing sellers, or acquired through dedications associated with development projects. The intent for most of these acquisitions is to transfer ownership to COSCA for long-term ownership and management as community open space. COSCA periodically reviews ownership of open space parcels held by the City and CRPD and recommends transfers of these properties to COSCA.

Parcels that were purchased by the City or acquired through development agreements for open space and conservation in the Hill Canyon, Dos Vientos, Rancho Conejo, Western Plateau, Los Padres, Woodridge, Potrero Ridge, North Ranch, Lang Ranch, Sunset Hills, McCrear, and Vallecito Open Spaces have been inventoried and those intended to be transferred to COSCA have been identified.

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DISCUSSION/ANALYSIS:

Twenty-three parcels that were purchased or conditioned for open space uses are owned by the City and have not yet been formally authorized for transfer to COSCA by the City Council (Table 1). Maps of these parcels are included in Attachment #1, and a resolution authorizing the transfer of these parcels is included as Attachment #2. Similar transfers of open space parcels from the City to COSCA were approved in 1992, 1996, 2000, 2001, 2008, 2010, and 2020.

Table 1. Open Space Parcels Proposed for Transfer to COSCA			
No.	APN	Open Space Area	Acreage
1	520-0-180-175	Conejo Canyons	0.58
2	521-0-020-305	Summit House	16.28
3	551-0-120-020	Summit House	1.80
4	569-0-070-485	Lang Ranch	407.89
5	569-0-112-015	Lang Ranch	8.78
6	569-0-121-105	Lang Ranch	3.37
7	569-0-270-015	Lang Ranch	1.77
8	571-0-063-035	Lang Ranch	24.79
9	592-0-250-125	McCrea	4.25
10	595-0-120-110	Sunset Hills	1.20
11	597-0-070-045	Woodridge	4.05
12	597-0-080-315	Woodridge	3.78
13	597-0-090-275	Woodridge	2.24
14	597-0-090-285	Woodridge	1.09
15	667-0-072-045	Arroyo Conejo	1.73
16	667-0-120-055	Conejo Canyons	5.84
17	667-0-340-235	Conejo Canyons / Western Plateau	59.97
18	671-0-030-170	North Ranch	6.25
19	671-0-050-255	North Ranch	1.51
20	671-0-330-265	North Ranch	0.55
21	681-0-180-175	Los Padres	6.75
22	681-0-180-295	Los Padres	1.53
23	689-0-130-145	North Ranch	0.0008
		Total Acreage	566.00

The parcels identified for transfer have been reviewed by the City's Public Works Department and transferring these parcels will not impact other community services.

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The proposed transfers implement Open Space Policy # 20 of the Open Space Element of the City's General Plan, which recommends transfer of most natural open space parcels owned by the City to COSCA for long-term and consistent stewardship. If City Council approves the transfer of these properties, the COSCA Board of Directors will consider acceptance of the properties and direction to staff to effectuate the transfer of the property.

COUNCIL GOAL COMPLIANCE:

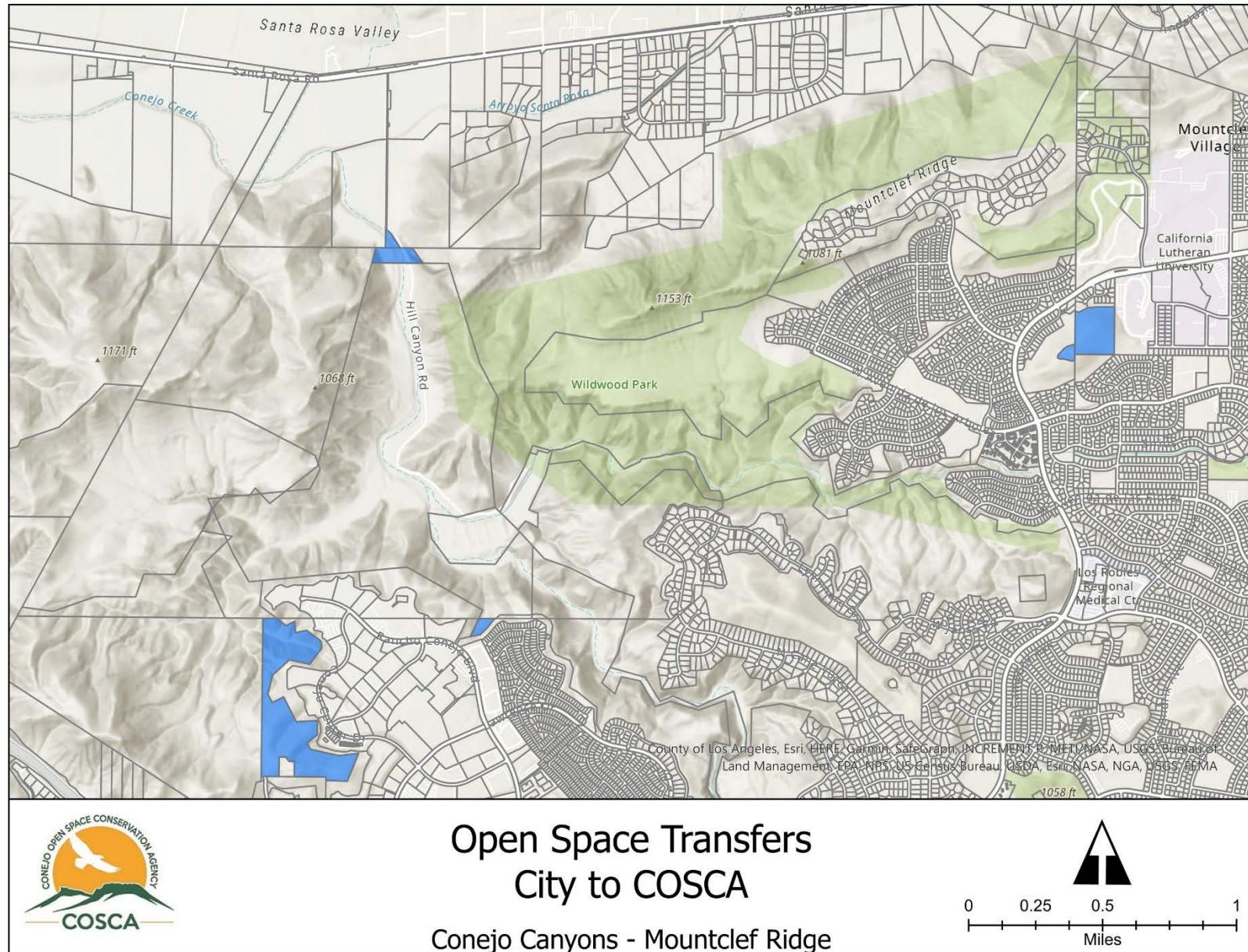
Meets City Council Goal E:

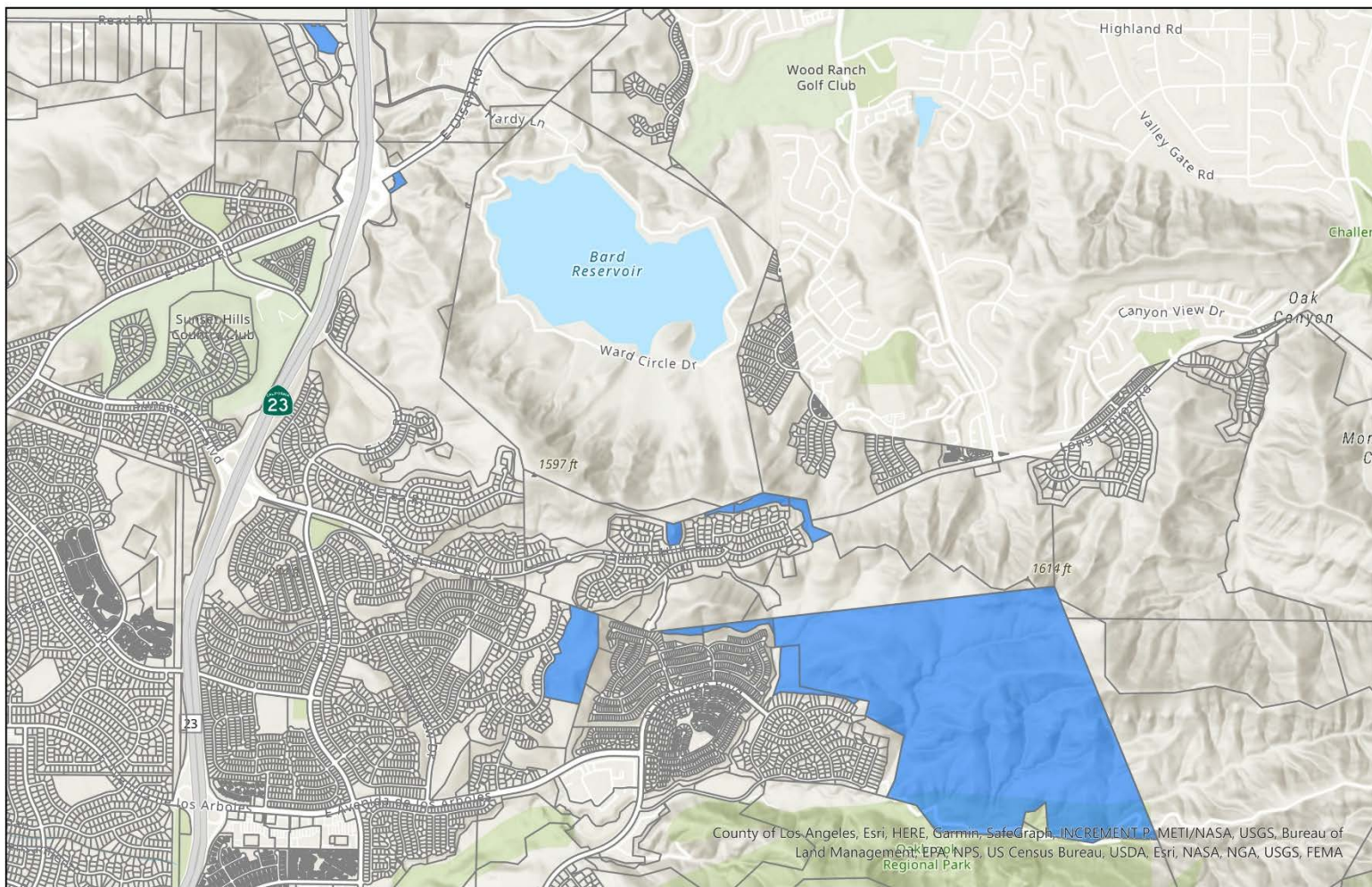
- E. Complete ring of open space around the City; Protect and preserve ridgelines, natural habitat, and designated open space areas.

PREPARED BY: Brian Stark, COSCA Administrator

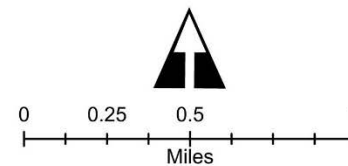
Attachments:

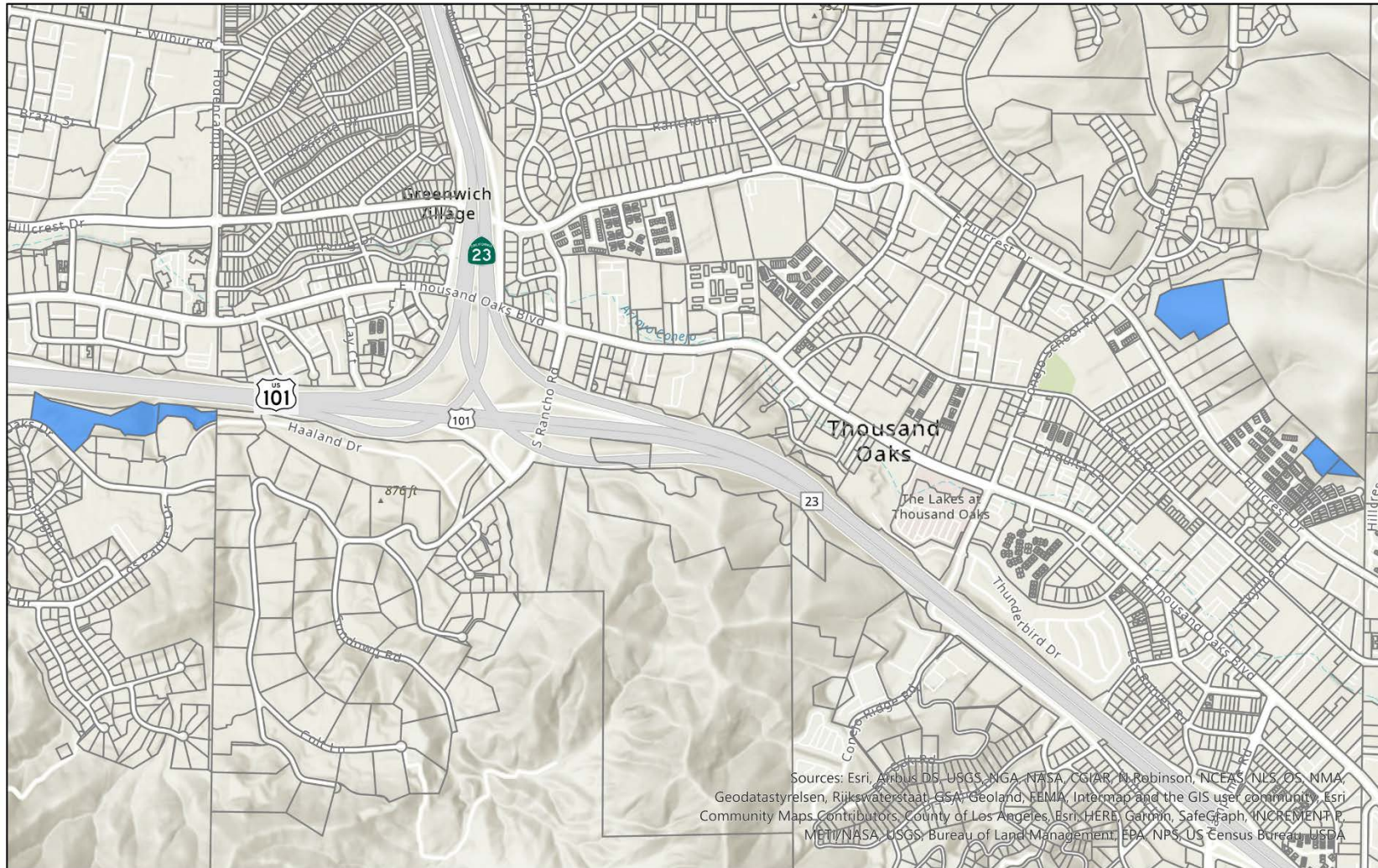
- Attachment #1 – Transfer Maps
- Attachment #2 – Resolution





Open Space Transfers City to COSCA Lang Ranch - Sunset Hills



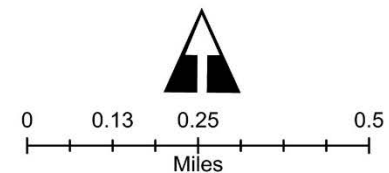


Sources: Esri, Airbus DS, USGS, NGA, NASA, CIA, N. Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, County of Los Angeles, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI, NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA



Open Space Transfers City to COSCA

Los Padres - North Ranch / Hillcrest



RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF THOUSAND OAKS APPROVING THE
TRANSFER OF 566 ACRES OF OPEN SPACE FROM
THE CITY OF THOUSAND OAKS TO THE CONEJO
OPEN SPACE CONSERVATION AGENCY(COSCA)

WHEREAS, the City of Thousand Oaks acquired 23 parcels of land, totaling 566 acres, because these properties possessed important open space resources as described in the Open Space Element of the Thousand Oaks General Plan; and

WHEREAS, the Conejo Open Space Conservation Agency ("COSCA") is a joint powers authority formed for and with the purpose of (1) acquiring, controlling, managing, conserving, and preserving open space; and (2) coordinating planning effort and land use policies for such open space; and

WHEREAS, Policy OS-20 of the Open Space Element of the Thousand Oaks General Plan recommends the transfer of appropriate natural open space parcels owned by the City to COSCA to facilitate specialized and consistent planning and management of open space resources; and

WHEREAS, the City Council desires to transfer the following natural open space parcels, in accordance with Policy OS-20 of the Open Space Element of the Thousand Oaks General Plan, to COSCA for their ongoing management and conservation:

APNs 520-0-180-175, 521-0-020-305, 551-0-120-020, 569-0-070-485, 569-0-112-015, 569-0-121-105, 569-0-270-015, 571-0-063-035, 592-0-250-125, 595-0-120-110, 597-0-070-045, 597-0-080-315, 597-0-090-275, 597-0-090-285, 667-0-072-045, 667-0-120-055, 667-0-340-235, 671-0-030-170, 671-0-050-255, 671-0-330-265, 681-0-180-175, 681-0-180-295, 689-0-130-145; and

WHEREAS, the transfer of the above referenced parcels to COSCA, a local agency, for their ongoing use of the land as open space and for conservation, constitutes the disposal of exempt surplus property, and, pursuant to California Government Code Section 54220 et seq., is not subject to the provisions of the Surplus Land Act.

NOW, THEREFORE, the City Council of the City of Thousand Oaks does resolve as follows:

Section 1. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. The City Council of the City of Thousand Oaks hereby authorizes the transfer of 566 acres of open space, as specifically described above and as shown on the attached maps labeled Exhibit A, to the Conejo Open Space Conservation Agency.

Section 3. The City Council of the City of Thousand Oaks hereby authorizes the City Manager, or his designee, to execute any, and all, documents necessary to effectuate the transfer of the above referenced property to the Conejo Open Space Conservation Agency.

PASSED AND ADOPTED THIS 25th day of January, 2022, by the following vote:

Ayes:
Noes:
Absent:

Bob Engler, Mayor
City of Thousand Oaks, California

ATTEST/CERTIFY:

Cynthia M. Rodriguez, City Clerk

Date Attested: _____

APPROVED AS TO FORM:
Office of the City Attorney

Tracy M. Noonan, City Attorney

APPROVED AS TO ADMINISTRATION:

Andrew P. Powers, City Manager

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the City of Thousand Oaks City Council on the date cited above.

EXHIBIT A – MAPS

