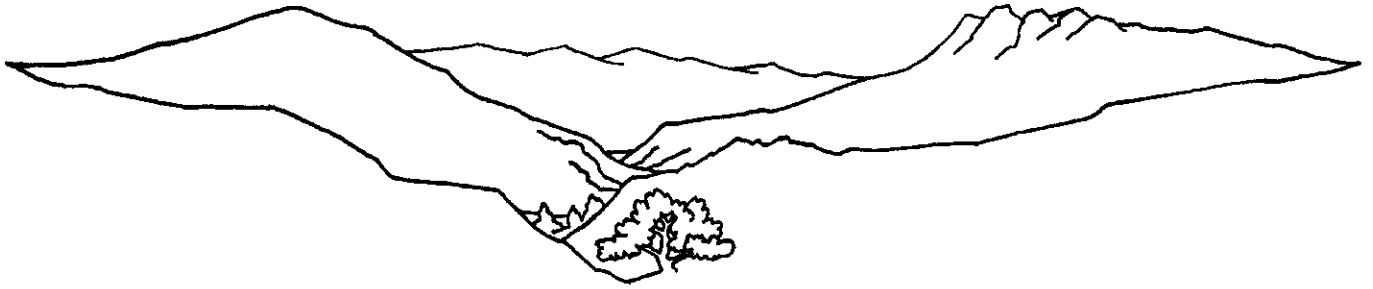


CONEJO OPEN SPACE CONSERVATION AGENCY



TO: Board of Directors
FROM: COSCA Staff
DATE: July 8, 2009
SUBJECT: **Authorization to Accept Donation of 0.06-acre Parcel on Mount Clef Ridge from Michael and Sharlene Dubin (Located Approximately 1,000 Feet Northeast of the Northern Terminus of Briar Bluff Circle)**

RECOMMENDATION:

Authorize Board Secretary to accept donation of 0.06-acre parcel on Mount Clef Ridge from Michael and Sharlene Dubin.

BACKGROUND:

COSCA, the City of Thousand Oaks, and the Conejo Recreation and Park District have made a concerted effort over the past 20 years to permanently protect the Mount Clef Open Space. This open space preserve now totals approximately 42 acres.

In 2002, the City entered negotiations to purchase a parcel from Michael and Sharlene Dubin for open space purposes on the Mount Clef ridgeline. The parcel was 4.54 acres in size. The sellers were not willing to sell the entire parcel, however, as they wanted to retain ownership of a small portion of the parcel (0.06 acres) in the northwest corner for potential access to four residentially zoned parcels to the north.

In January, 2003, the City purchased the majority of the parcel (4.48 acres) as open space, and the Dubins retained ownership of the 0.06-acre area. The land purchased by the City in 2003 is shown as Parcel 1 in **EXHIBIT "A"**; the remaining 0.06-acre parcel is shown as "Subject Property" in the same exhibit.

In August, 2006, the City of Thousand Oaks purchased three of the four vacant parcels north of the parcel that was bought from the Dubins in 2003, and required a conservation easement over about 50% of the fourth parcel. These actions protected approximately 22 acres of land that is part of a key wildlife corridor. The purchase was made with City funds and grants from the Santa Monica Mountains Conservancy and COSCA. The lots that were purchased are shown as Parcels 2-4 in **EXHIBIT "A"**.

A Joint Agency
City of Thousand Oaks/Conejo Recreation and Park District
2100 E. Thousand Oaks Blvd., Thousand Oaks, CA 91362

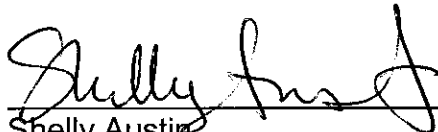
As a result of these purchases, the 0.06-acre remnant parcel was no longer needed for driveway purposes, and the Dubins are now willing to donate it to COSCA as open space. The parcel abuts open space to the north, south and east and contains mature coastal sage scrub vegetation. The parcel does not contain any trails or improvements and no new trails are planned over this parcel.

Estimated maintenance costs for this donated parcel are minimal; most staff time is involved up-front in preparation of the grant deed and legal description for the parcel.

CONCLUSION:

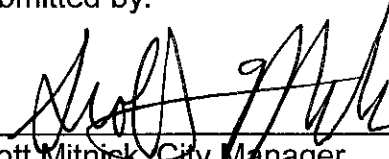
The proposed donation is small in size (0.06 acres is about 2,600 square feet) yet significant in that it will complete a 20-year effort by multiple agencies to create the Mount Clef Open Space. With the Board's approval, Staff will work with the property owners to execute the deed to transfer the parcel to COSCA.

Prepared by:



Shelly Austin
Associate Planner - COSCA

Submitted by:

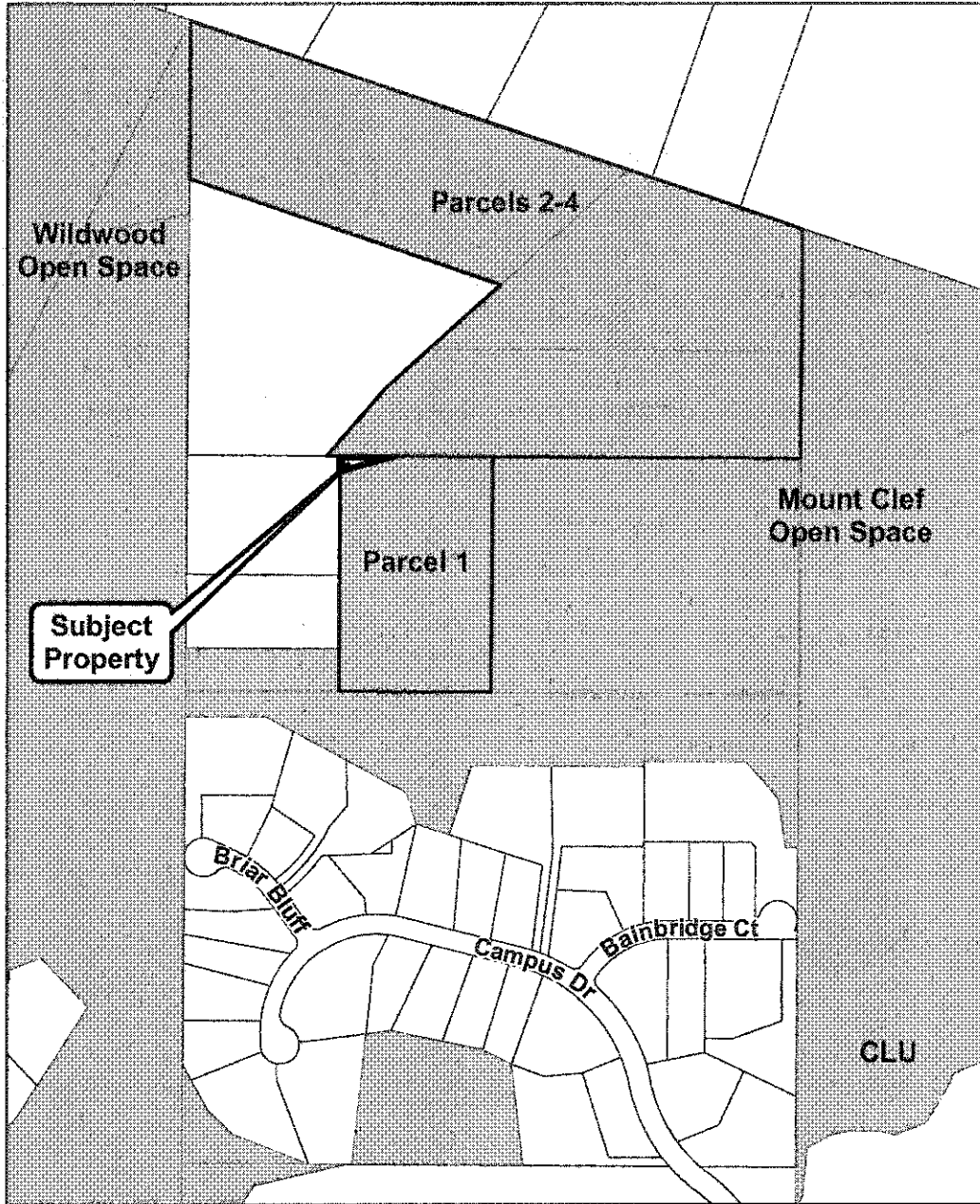


Scott Mitnick, City Manager
City of Thousand Oaks



Jim Friedl, General Manager
Conejo Recreation & Park District

EXHIBIT "A" Location Map



Subject Property

Parcels 2-4

Parcel 1

Wildwood Open Space

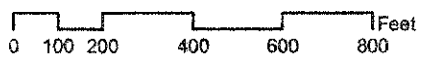
Mount Clef Open Space

Blair Blvd

Campus Dr

Bainbridge Ct

CLU



City of Thousand Oaks
Community Development Department

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COSCA\MtClef Donation 7-09.mxd