



**DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT**

ACTION DATE: February 16, 2006

TO: Planning Commission

APPLICANT: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

LOCATION: East of the new Yerba Buena School, north of the terminus of Reyes Adobe Road, east of Lindero Creek and south of the Ventura County Line. (A.P.N. 2056-001-900)

REQUEST: Request for the Planning Commission to find that the acquisition by the City of approximately 18.2 acres of certain real property adjacent to the proposed Yerba Buena School is in conformity with the General Plan.

ENVIRONMENTAL ANALYSIS: The request is not subject to the requirements of the California Environmental Quality Act.

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion finding the proposed land acquisition is in conformity with the General Plan.

I. BACKGROUND, DESCRIPTION AND ANALYSIS

The Las Virgenes Unified School District owns a 25.7 acre parcel located at the northerly terminus of Reyes Adobe Road. The property was purchased by the School District for construction of the new Yerba Buena School. The school is being constructed on approximately 7.5 acres on the west side of the parcel and the City desires to purchase the remaining 18.2 acres of the site from the School District. In compliance with the California Government Code requirements for purchase of property by a public agency, the Planning Commission is being asked to consider whether the proposed acquisition of real property by the City conforms to the General Plan.

The property that the City desires to acquire is located on the east side of Lindero Creek, and extends from the terminus of Reyes Adobe Road to the Ventura County Line. The land is undeveloped and generally in its natural state. The property proposed to be acquired carries General Plan land use

designations of OS-R (Restricted Open Space) and RS (Single-Family Residential). It is the City's intent, as well as a condition of a portion of the funding for acquisition, that all or a portion of the property proposed to be acquired be preserved in its open space state, or for passive uses consistent with the OS-R General Plan designation, in perpetuity.

The City's General Plan emphasizes a policy of, and commitment to, acquiring suitable open space properties for preservation in perpetuity. Staff finds that the acquisition of the property with the intent of preserving it as open space conforms to the General Plan and the land use and zoning designations will remain as Restricted Open Space (OS-R).

II. RECOMMENDATION

Staff recommends that the Planning Commission adopt a motion to approve the draft Resolution, setting forth its findings that the acquisition by the City of certain real property adjacent to the proposed Yerba Buena School is in conformity with the General Plan.

III. ATTACHMENTS

- Draft Resolution
- Vicinity Map

Case Planner: Doug Hooper, Assistant Director of Community Development

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF AGOURA HILLS, CALIFORNIA,
FINDING THAT THE ACQUISITION BY THE CITY OF
CERTAIN REAL PROPERTY ADJACENT TO THE PROPOSED
YERBA BUENA SCHOOL IS IN CONFORMITY WITH
THE GENERAL PLAN

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the City of Agoura Hills is proposing to acquire certain real property in the City adjacent to the site of the new Yerba Buena School from the Las Virgenes Unified School District; and

WHEREAS, the property proposed to be acquired is undeveloped and generally in a natural state; and

WHEREAS, the property proposed to be acquired carries land use designations in the Agoura Hills General Plan of OS-R (Restricted Open Space) and RS (Single Family Residential); and

WHEREAS, the City's General Plan emphasizes a policy of, and commitment to, acquiring suitable open space properties for preservation in perpetuity; and

WHEREAS, it is the intent of the City of Agoura Hills and a condition of a portion of the funding for the acquisition, that all or a portion of the property proposed to be acquired shall be preserved in its open space state, or for passive uses consistent with the OS-R General Plan designation, in perpetuity; and

WHEREAS, Section 65402 of the California Government Code requires the Planning Commission to consider the proposed acquisition of real property by a public agency to determine whether such acquisition conforms to the General Plan; and

WHEREAS, the Planning Commission met on February 16, 2006 to consider the proposed acquisition by the City of the above-referenced property. The Planning Commission considered evidence, both written and oral, on the issue of conformity with the City's General Plan.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA DOES FIND AND RESOLVE AS FOLLOWS:

1. That the foregoing recitals are true and correct.

2. That the acquisition of the property with the intent of preserving it as open space conforms to the General Plan in that this property will be preserved as open space and the land use and zoning designations will be Restricted Open Space (OS-R) after the property is purchased.
3. That the Director of Community Development is directed to convey this finding to the City Council and City Manager forthwith.

PASSED, APPROVED AND ADOPTED this 16th day of February, 2006, by the following vote to wit:

AYES:
NOES:
ABSTAIN:
ABSENT:

Phil Ramuno, Vice Chairperson

ATTEST:

Mike Kamino, Secretary