

**MOORPARK CITY COUNCIL  
AGENDA REPORT**

**TO:** Honorable City Council

**FROM:** Yugal K. Lall, City Engineer/Public Works Director  
Prepared by: Earl Schwartz 

**DATE:** February 22, 2007 (CC Meeting of 03/05/08)

**SUBJECT:** Consider Final Map Approval for Tract Map No. 5226 – Moorpark Carlsberg Holdings Patriot Center (IPD 2000-01 and TTM 5226)

**BACKGROUND/DISCUSSION**

Tract 5226 is a 33-acre industrial planned development project located west of the 23 Freeway, and east of Miller Parkway approximately 230 feet south of Los Angeles Avenue. Tentative Tract Map No. 5226 creates 8 industrial/commercial lots, a private drive Lot A, and a trail easement.

Tract 5226 is depicted in Final Tract Map No. 5226. City staff has reviewed the Conditions of Approval for the Tentative Tract Map 5226 to ensure compliance prior to the Final Map approval and recordation. The City Engineer has caused the Final Map to be reviewed and is satisfied that it is technically correct and that it is substantially in conformance with the approved Tentative Tract Map.

**Tract 5226**

Dedications that have been offered to the City and accepted on Tract Map 5226:

- Storm Drain Easement and storm drain access easement over all of lots A and 1 through 8, inclusive being blanket in nature.
- Vehicular access rights to Miller Parkway.
- Easement over Patriot Drive, (private drive Lot A), to provide access for public service, public utility, public access, public transit and emergency access for all governmental agencies providing for public safety, health and welfare.
- Easement over portions of Lot 1 and Lot A for trail purposes.

Dedications over the following lots are irrevocably offered to the City, but are not accepted at this time per Tract Map 5226:

- Lot A and lots 4, 7 and 8 in fee simple.
- Easements over all of Lots A and 1 through 8 for landscape maintenance and access purposes.

Dedications over the following lots are offered to the Ventura County Waterworks District No. 1:

- Easements over Lot A and Lots 4, 7, and 8 for sanitary sewer and water pipeline purposes.

The following lots are for the property Association's use:  
Lots A and 1 through 8 inclusive.

### **FISCAL IMPACT**

None

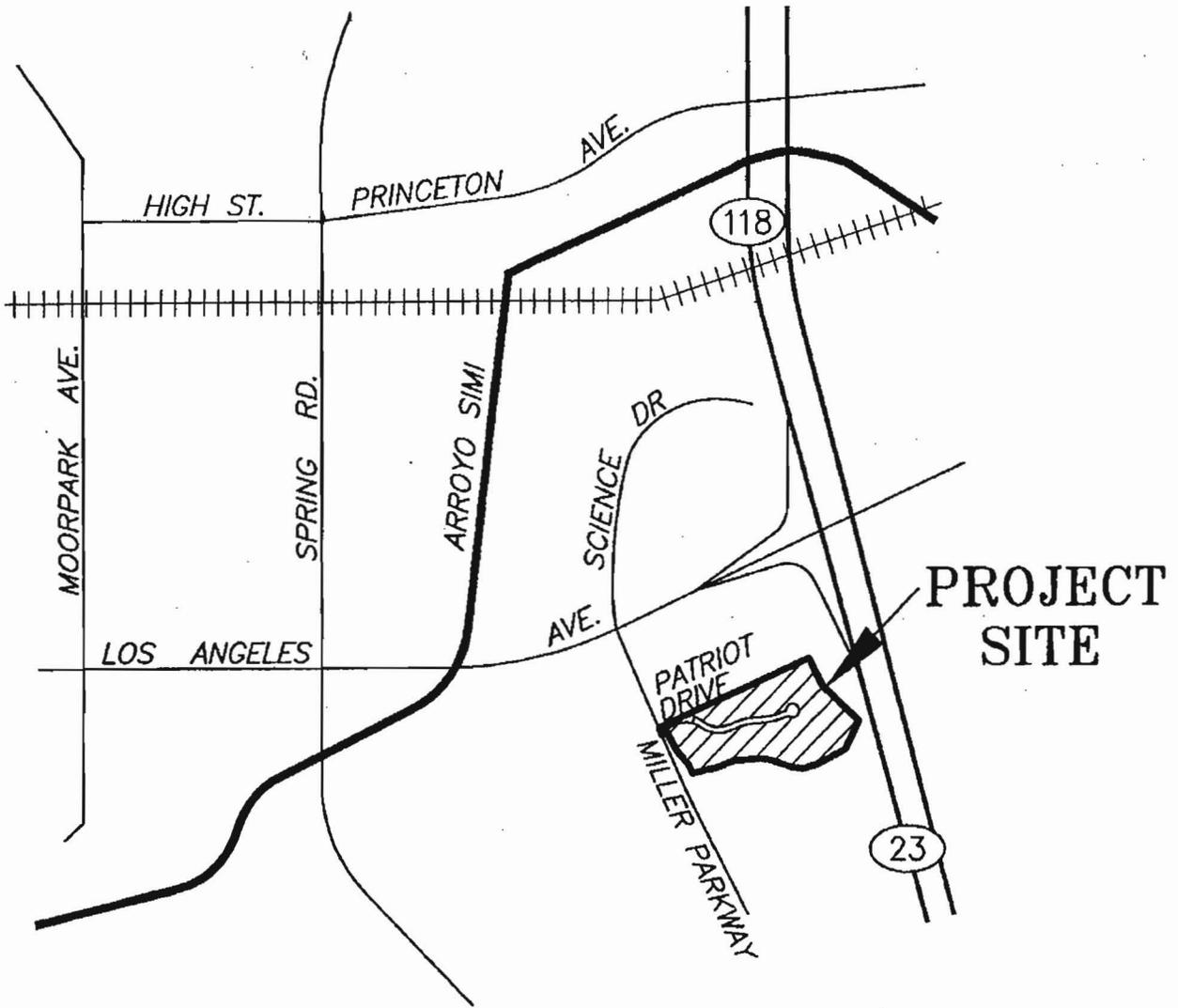
### **STAFF RECOMMENDATION**

Approve the final map and authorize the City Clerk to certify the City Council action to cause Tract Map 5226 to be recorded in the office of the Ventura County Recorder.

#### Attachments

- 1 Vicinity Map
- 2 Final Map 5226

ATTACHMENT 1

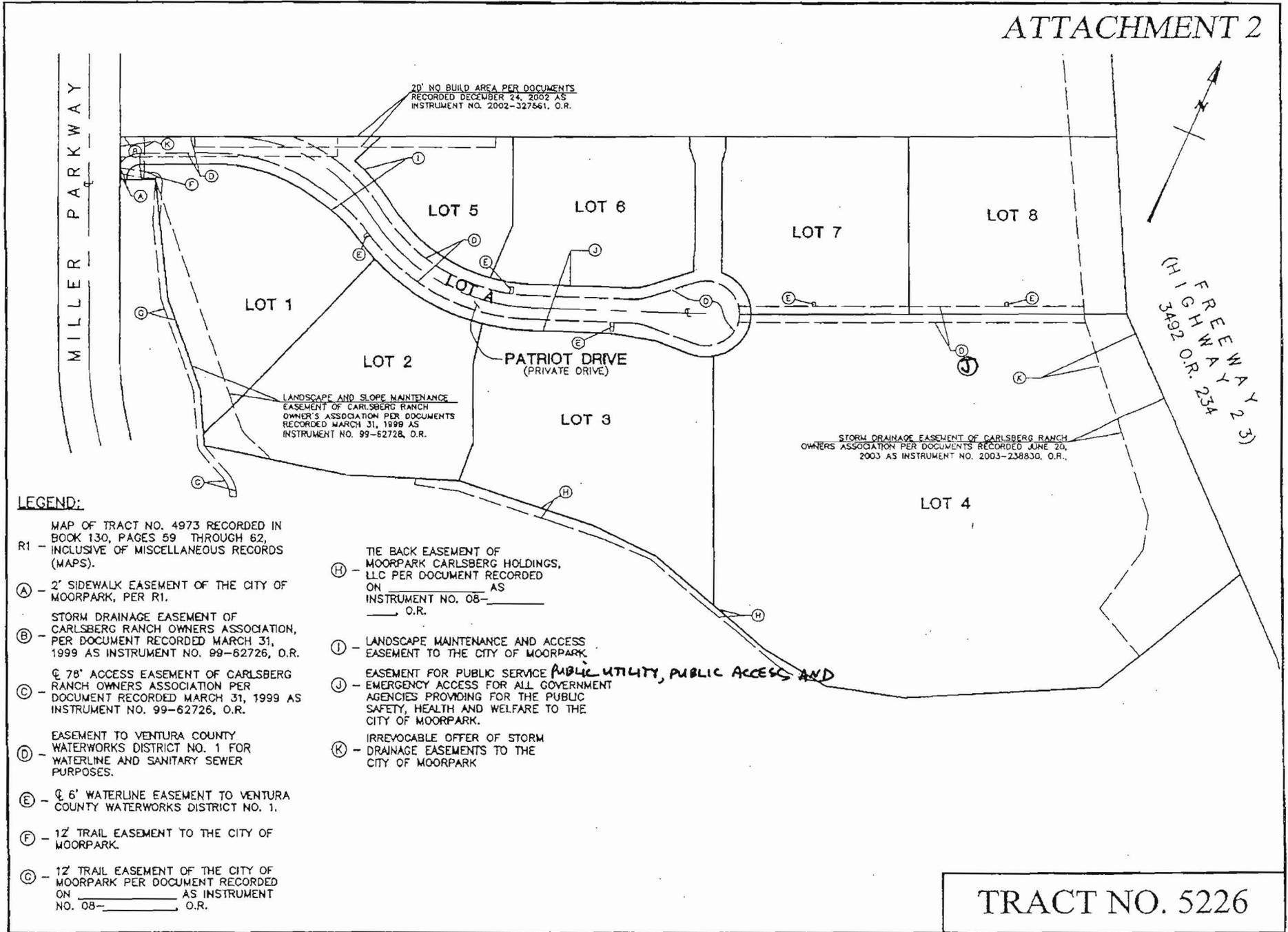


**VICINITY MAP**

No Scale

TRACT NO. 5226

# ATTACHMENT 2



**LEGEND:**

R1 - MAP OF TRACT NO. 4973 RECORDED IN BOOK 130, PAGES 59 THROUGH 62, INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS).

(A) - 2' SIDEWALK EASEMENT OF THE CITY OF MOORPARK, PER R1.

(B) - STORM DRAINAGE EASEMENT OF CARLSBERG RANCH OWNERS ASSOCIATION, PER DOCUMENT RECORDED MARCH 31, 1999 AS INSTRUMENT NO. 99-62726, O.R.

(C) - 78' ACCESS EASEMENT OF CARLSBERG RANCH OWNERS ASSOCIATION PER DOCUMENT RECORDED MARCH 31, 1999 AS INSTRUMENT NO. 99-62726, O.R.

(D) - EASEMENT TO VENTURA COUNTY WATERWORKS DISTRICT NO. 1 FOR WATERLINE AND SANITARY SEWER PURPOSES.

(E) - 6' WATERLINE EASEMENT TO VENTURA COUNTY WATERWORKS DISTRICT NO. 1.

(F) - 12' TRAIL EASEMENT TO THE CITY OF MOORPARK.

(G) - 12' TRAIL EASEMENT OF THE CITY OF MOORPARK PER DOCUMENT RECORDED ON \_\_\_\_\_ AS INSTRUMENT NO. 08-\_\_\_\_\_, O.R.

(H) - TIE BACK EASEMENT OF MOORPARK CARLSBERG HOLDINGS, LLC PER DOCUMENT RECORDED ON \_\_\_\_\_ AS INSTRUMENT NO. 08-\_\_\_\_\_, O.R.

(I) - LANDSCAPE MAINTENANCE AND ACCESS EASEMENT TO THE CITY OF MOORPARK.

(J) - EASEMENT FOR PUBLIC SERVICE **PUBLIC UTILITY, PUBLIC ACCESS AND** EMERGENCY ACCESS FOR ALL GOVERNMENT AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE TO THE CITY OF MOORPARK.

(K) - IRREVOCABLE OFFER OF STORM DRAINAGE EASEMENTS TO THE CITY OF MOORPARK.

TRACT NO. 5226

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