

**MOORPARK CITY COUNCIL  
AGENDA REPORT**

**TO:** Honorable City Council

**FROM:** Yugal K. Lall, City Engineer   
Prepared by Earl Schwartz, Assistant City Engineer

**DATE:** July 18, 2006 (Council Meeting 8/2/06)

**SUBJECT:** Final Map Approval for Tract Map No. 5045-6 and 5045-7 - Pardee Homes, and 5045-8 - KB Homes

**BACKGROUND/DISCUSSION**

Tract 5045 is a 445-acre residential development project located northeasterly of the extension of Spring Road between Walnut Canyon Road and Charles Street. Tentative Tract Map No. 5045 creates 450 single family residential lots, 102 multi-family condominiums, one school lot, and one lot dedicated for a park. Open space, common areas and private streets parcels are also included as part of this subdivision.

Tract 5045 is divided into eight phases with eight final maps, Tract 5045 Phase 6, Phase 7, and Phase 8 are depicted in Final Tract Maps No. 5045-6, 5045-7, and 5045-8. Final Tract Maps for 5045-1, 5045-2, 5045-3, 5045-4 and 5045-5 were previously approved by City Council. City staff has reviewed the Conditions of Approval for the Tentative Tract Maps 5045-6, 5045-7, and 5045-8 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 is substantially in conformance with the approved Tentative Tract Map. The City Council has previously approved the street names.

**Tract 5045-6 (Attachment 2)**

Dedications that have been offered to the City and accepted on Tract Map 5045-6:

- An access easement, Parcel A over a 25 foot wide strip of land to all governmental agencies providing for the public safety, health and welfare
- A 20 foot wide easement, Parcel B to Ventura County Waterworks District No. 1 for waterline purposes

- All vehicular access rights, including ingress and egress over and across the westerly line of Lot 1 abutting Elk Run Loop to the City of Moorpark, Parcel C

**Tract 5045-7 (Attachment 3)**

Dedications that have been offered to the City and accepted on Tract Map 5045-7:

- All vehicular access rights, Parcel D, including ingress and egress over and across the northwesterly line of Lot 1 abutting Ridgecrest Drive and the westerly and southwesterly lines of lot 1 abutting Elk Run Loop to the City of Moorpark
- An access easement Parcel A over a 25 foot wide strip of land to all governmental agencies providing for the public safety, health and welfare
- The right to restrict the erection of habitable buildings or other structures within those areas designated "Restricted Use Area", Parcel E
- An easement for landscaping and slope maintenance purposes Parcel C, including maintenance of all related access and drainage improvements

**Tract 5045-8 (Attachment 4)**

Dedications that have been offered to the City and accepted on Tract Map 5045-8:

- An access easement over Parcels A through H, inclusive, to all governmental agencies providing for the public safety, health and welfare
- An easement over a portion of Parcel R for landscaping and slope maintenance purposes, including maintenance of all related access and drainage improvements
- Easements for hiking and equestrian trail purposes
- Easements for line of sight purposes
- An easement for conservation purposes over all of parcels P, Q, and R for the purposes of prohibiting excavation, drilling, extraction, pumping (excluding such pumping as may be needed for dewatering as part of approved grading operations), mining, or similar activity
- All vehicular access rights, including ingress and egress over and across the southeasterly lines of Parcels P, Q, and R abutting Ridgecrest Drive, the southwesterly line of Parcel R abutting Spring Road, and the southwesterly line of Parcel R abutting Walnut Canyon Road to the City of Moorpark.
- Easements for construction and maintenance of underground storm drain facilities
- The right to restrict the erection of habitable buildings or other structures within those Parcels designated "Restricted Use Area"

Dedications over the following parcels are irrevocably offered to the City, but are not accepted at this time per Tract Map 5045-8:

- Easements over a portion of Parcel R and over Parcel Q for landscaping and slope maintenance purposes, including maintenance of all related access and drainage improvements

The following parcels are for the Homeowner's Association use:

Parcels A through H, inclusive, are private streets and Parcels I through R, inclusive, are for landscaping and slope maintenance purposes

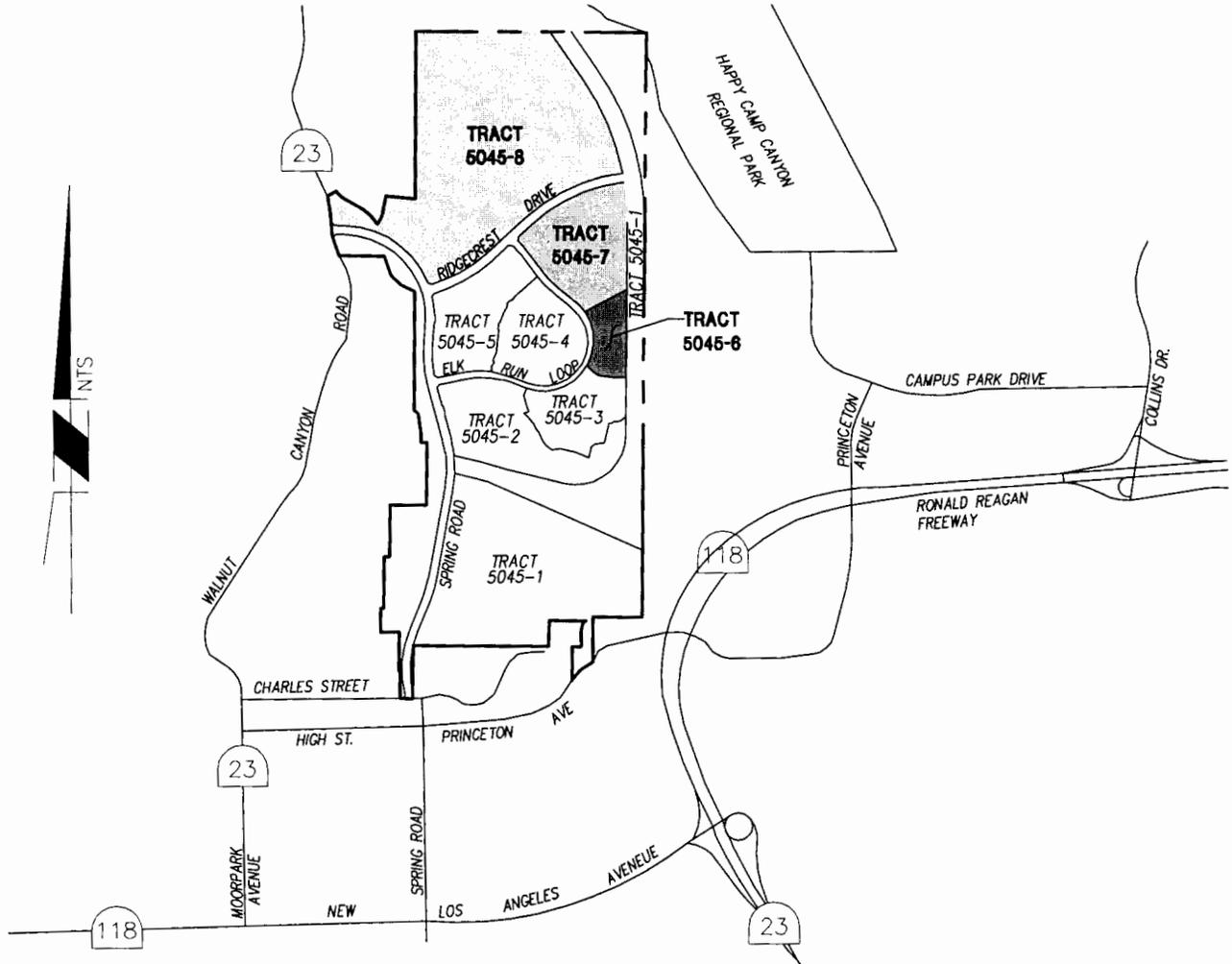
### **STAFF RECOMMENDATION**

Authorize the Mayor and City Clerk to sign the maps and the City Clerk to cause Tract Maps 5045-6, 5045-7, and 5045-8 to be recorded in the office of the Ventura County Recorder.

### **ATTACHMENTS:**

1. Location Map
2. Final Map 5045-6
3. Final Map 5045-7
4. Final Map 5045-8

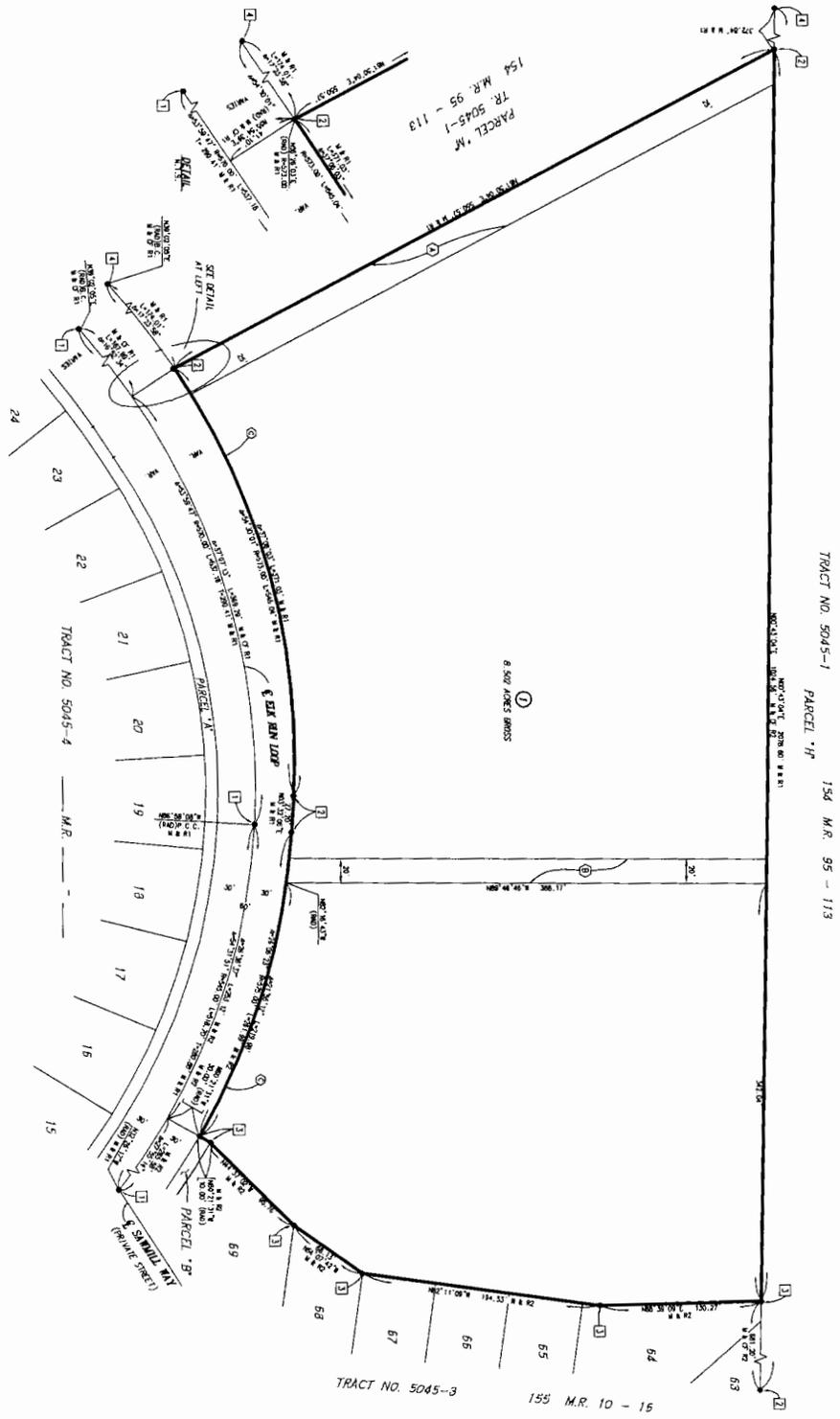
# ATTACHMENT 1



## VICINITY MAP

NTS

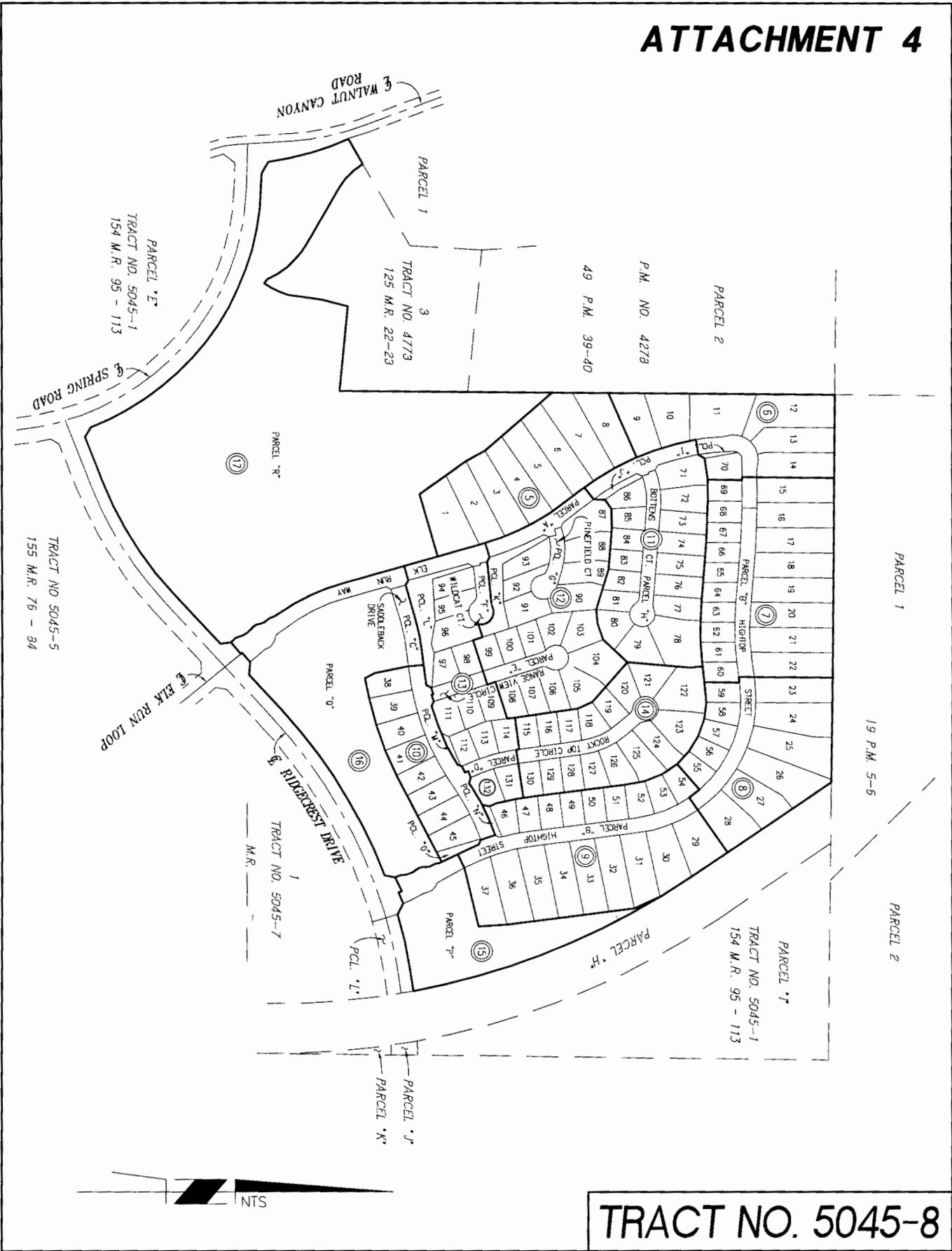
# ATTACHMENT 2



TRACT NO. 5045-6



# ATTACHMENT 4



TRACT NO. 5045-8