

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

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

DATE: December 13, 2006 (CC Meeting of 12/20/06)

SUBJECT: Consider Final Map Approval for Tract Map No. 5405 – William Lyons Homes

BACKGROUND/DISCUSSION

Tract 5405 is a 2.09-acre residential development project located west of Walnut Canyon Road, approximately one-half mile north of Casey Road. Tentative Tract Map No. 5405 creates 17 single family residential lots, 3 lots for landscape purposes, and 1 lot for Walnut Canyon Road widening.

City staff has reviewed the Conditions of Approval for Tentative Tract Map 5405 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. The City Council has previously approved the street name.

Tract 5405

Dedications that have been offered to the City and accepted on Tract Map 5405:

- The Right-of-Way of Rangewood Court for public use purposes
- Easement over Lot C for covered storm drain, appurtenant structures, ingress and egress purposes
- In Fee Lots A, B, and C for landscape purposes and a Landscape Maintenance District

Dedication over a portion of Lot C is offered to the Ventura County Waterworks District No. 1:

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- A sanitary sewer easement over a portion of Lot C for sanitary sewer purposes

Lot D is reserved for dedication to Caltrans for widening of Walnut Canyon Road

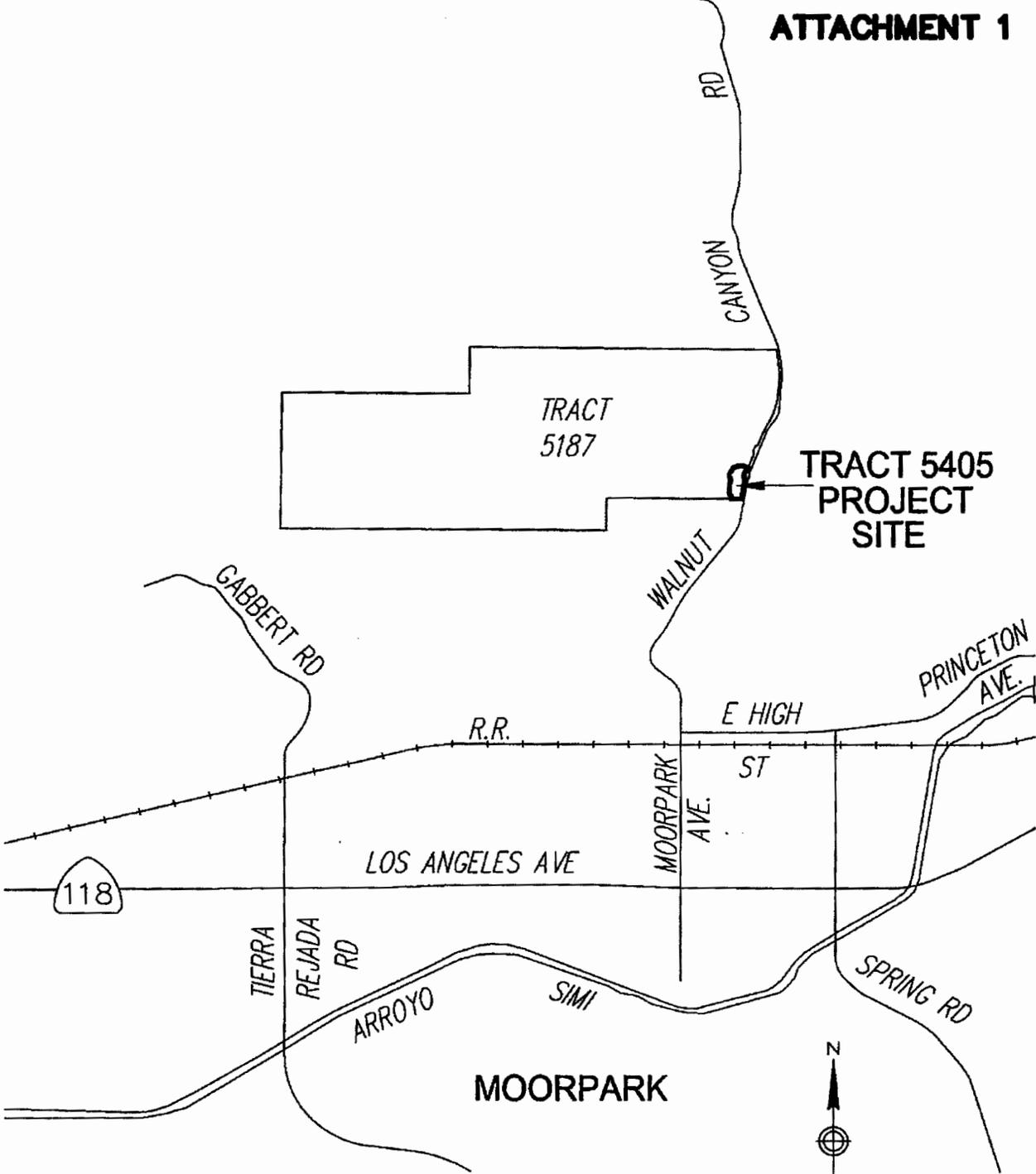
STAFF RECOMMENDATION

Authorize the Mayor and City Clerk to sign the map and the City Clerk to cause Tract Map 5405 to be recorded in the office of the Ventura County Recorder.

ATTACHMENTS:

- 1 Location Map
- 2 Final Map 5405

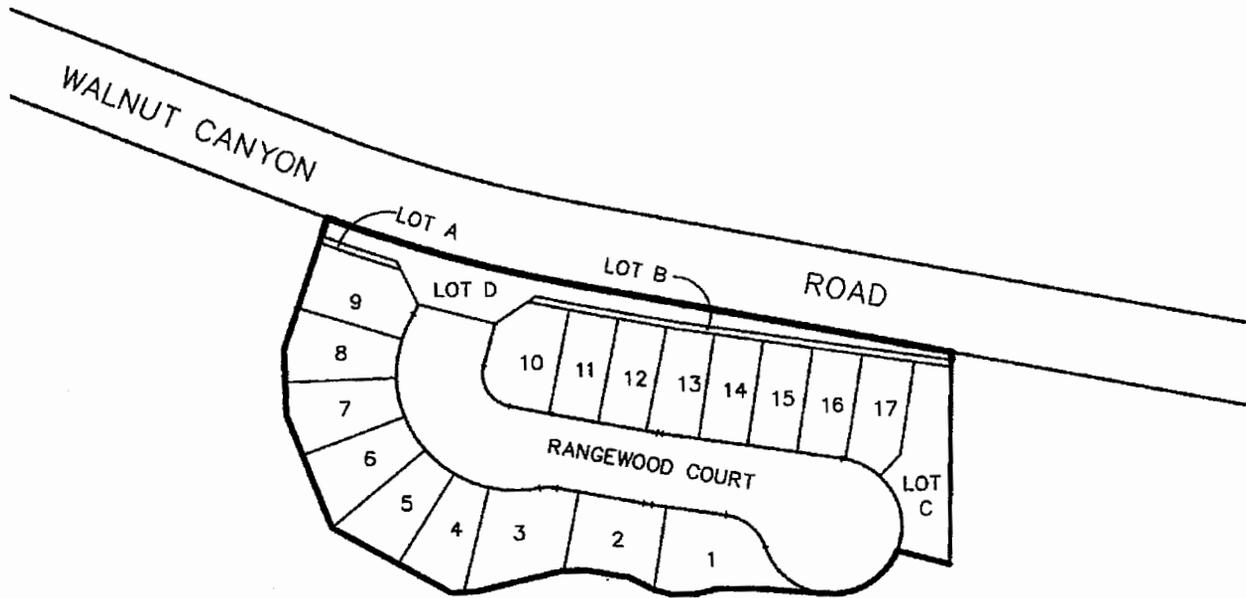
ATTACHMENT 1



VICINITY MAP

TRACT NO. 5405

ATTACHMENT 2



TRACT NO. 5405