

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: Yugal K. Lall, City Engineer 
Prepared by Patricia Brown, Associate Engineer

DATE: February 14, 2006 (Council Meeting 3/1/06)

SUBJECT: Consider Final Map Approval for Tract Map No. 5045-4 and 5045-5
Pardee Homes

BACKGROUND/DISCUSSION

Tract 5045 is a 445-acre residential development project located northeasterly of the extension of the new 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 4 and Phase 5 are depicted in Final Tract Maps No. 5045-4 and 5045-5. City staff has reviewed the Conditions of Approval for the Tentative Tract Maps 5045-4 and 5045-5 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 names.

Tract 5045-4

Dedications that have been offered to the City and accepted on Tract Map 5045-4:

- Easements over Parcels G, H, I and J (private streets) for access for all governmental agencies providing for public safety, health and welfare
- Easements for line of sight purposes
- All rights of ingress and egress
- Easements for construction and maintenance of underground storm drain facilities

Dedications over the following parcels are irrevocably offered to the City, but are not accepted at this time per Tract Map 5045-4:

- Easements over Parcels A and B 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, B, C, D, E and F

Tract 5045-5

Listed below are dedications that have been offered to the City and accepted on Tract Map 5045-5:

- Parcels F, G, H and I (private streets) for access for all governmental agencies providing for public safety, health and welfare
- Easements for line of sight purposes
- Easement over Parcel A for landscaping and slope maintenance purposes, including maintenance of all related access and drainage improvements
- All rights of ingress and egress
- Easements for construction and maintenance of underground storm drain facilities

Dedications over the following parcels are irrevocably offered to the City, but are not accepted at this time per Tract Map 5045-5:

Parcels J and K 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 B, C, D, E, J and K

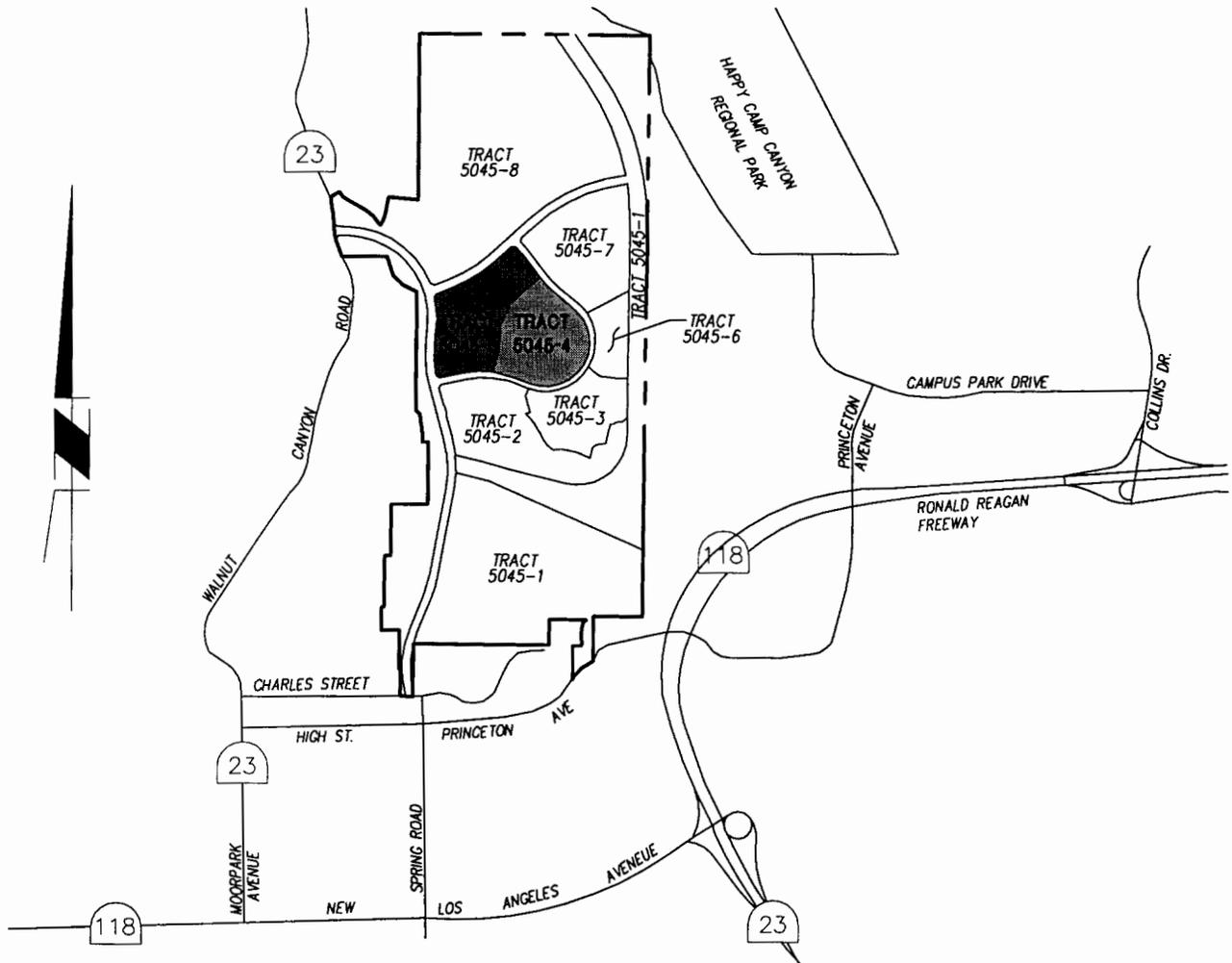
STAFF RECOMMENDATION

Authorize the Mayor and City Clerk to sign the maps and the City Clerk to cause Tract Maps 5045-4 and 5045-5 to be recorded in the office of the Ventura County Recorder.

ATTACHMENTS:

1. Location Map.
2. Final Map 5045-4
3. Final Map 5045-5

ATTACHMENT 1



VICINITY MAP

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