

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: David A. Bobardt, Community Development Director
Prepared By: Joseph R. Vacca, Principal Planner



DATE: February 20, 2013 (CC Meeting of 3/6/2013)

SUBJECT: Consider Trail Connections Between Moorpark Highlands Multi-Use Trails and Happy Camp Canyon Regional Park Trails

BACKGROUND / DISCUSSION

On September 15, 1999, a General Plan Amendment, Specific Plan, Zone Change, and Development Agreement were approved by the City Council for Specific Plan Area No. 2, Moorpark Highlands, and the Final Environmental Impact Report for the project was certified by City Council. Vesting Tentative Tract Map No. 5045, which included the entire Specific Plan area, was approved on August 2, 2000. A total of 552 home sites and condominiums were ultimately recorded in Planning Area Nos. 1-5 and 8-9. Planning Area Nos. 8-9 were sold by Pardee Homes, ultimately to Toll Bros. Inc. who is currently constructing homes in this neighborhood, known as the Pinnacles at Moorpark Highlands. Planning Area No. 6 was improved as Mammoth Highlands Public Park. Planning Area No. 7, an approximately 22-acre parcel, was originally approved to be developed with a school. On July 7, 2010, the City Council adopted Resolution No. 2010-2935, approving Amendment No. 2 to Specific Plan No. 2 for development of the former school site within the Moorpark Highlands, as a residential development site including the subdivision of the property (Tract 5860), and construction of 133 single family detached houses.

The approved Amendment No. 2 included updates to the trails plan for the Specific Plan No. 2; including the requirement to provide connections to Happy Camp Canyon Regional Park and its trails, as reflected on Exhibit 6 of the Amendment No. 2 to Specific Plan No. 2, (provided as Attachment No 1).

Pardee, as master developer of the Moorpark Highlands, has been installing the multi-use trails and natural trails, as required by Specific Plan No. 2 and conditions of approval. The multi-use trails along Spring Road and Ridgecrest Drive and a natural trail with an overlook, (just west of Toll's Pinnacles neighborhood), has already been accepted by the City and is being maintained by the Landscape Maintenance District for this area. Pardee is constructing this next phase of trails, located surrounding the perimeter of Planning Area Nos. 8 and 9, Toll's Pinnacles neighborhood. Pardee has reached a point where a connection(s) to Happy Camp Canyon Regional Park may be provided.

On February 19, 2013, City staff met with Theresa Lubin, RLA, County of Ventura Parks Manager, to walk sections of the recently installed multi-use trail along the northeastern portion of Tract 5045, just east of Happy Camp Canyon Regional Park. City staff identified two potential locations for connections between the Moorpark Highlands multi-use trails and the Happy Camp Canyon Regional Park's existing natural trails as shown in Attachment 2, and described as follows:

- Provide an opening with removal of three horizontal cross members (one panel of fencing), in the rail fencing along the eastern side of the new multi-use trail at the top of the knoll, at the new (eastern) overlook site. This would provide for a connection to the Happy Camp Canyon Regional Park's existing improved trails through open space property owned by the City. An existing informal trail exists in this location that connects the two trail systems.
- Provide an opening with removal of three horizontal cross members (one panel of fencing), in the rail fencing along the eastern side of the new multi-use trail at the northeastern corner of the trail, just before the trail changes direction to the west. This would provide access primarily for eastbound trail users to a fire road that leads the connecting trail noted above.

Both points of connection would have directional signs installed to indicate access to Happy Camp Canyon Regional Park's existing trails.

City staff believes these two points of connection provide appropriate access to Happy Camp Canyon Regional Park's existing trails. Ms. Lubin advised City staff that the County Parks Department is fully supportive of allowing the two points of access and connections, as discussed in the field meeting.

Additional trail connections between the Moorpark Highlands and Happy Camp Canyon Regional Park, College Heights trails and to Mammoth Highlands Park, are to be provided with the future improvements of Ridgecrest Drive and the future installation and construction of the multi-use trail behind Planning Area No. 7.

FISCAL IMPACT

None.

STAFF RECOMMENDATION

Direct staff to proceed with the two points of connection between the Moorpark Highlands Multi-Use Trail and the trails of Happy Camp Canyon Regional Park as identified in the staff report

ATTACHMENTS:

1. Amended Trails Plan of Amendment No. 2 of Specific Plan No. 2
2. Aerial Photograph of Proposed Trail Connections and Photograph of Proposed Northeastern Trail Connection



Moorpark Highlands Specific Plan Amendment #2

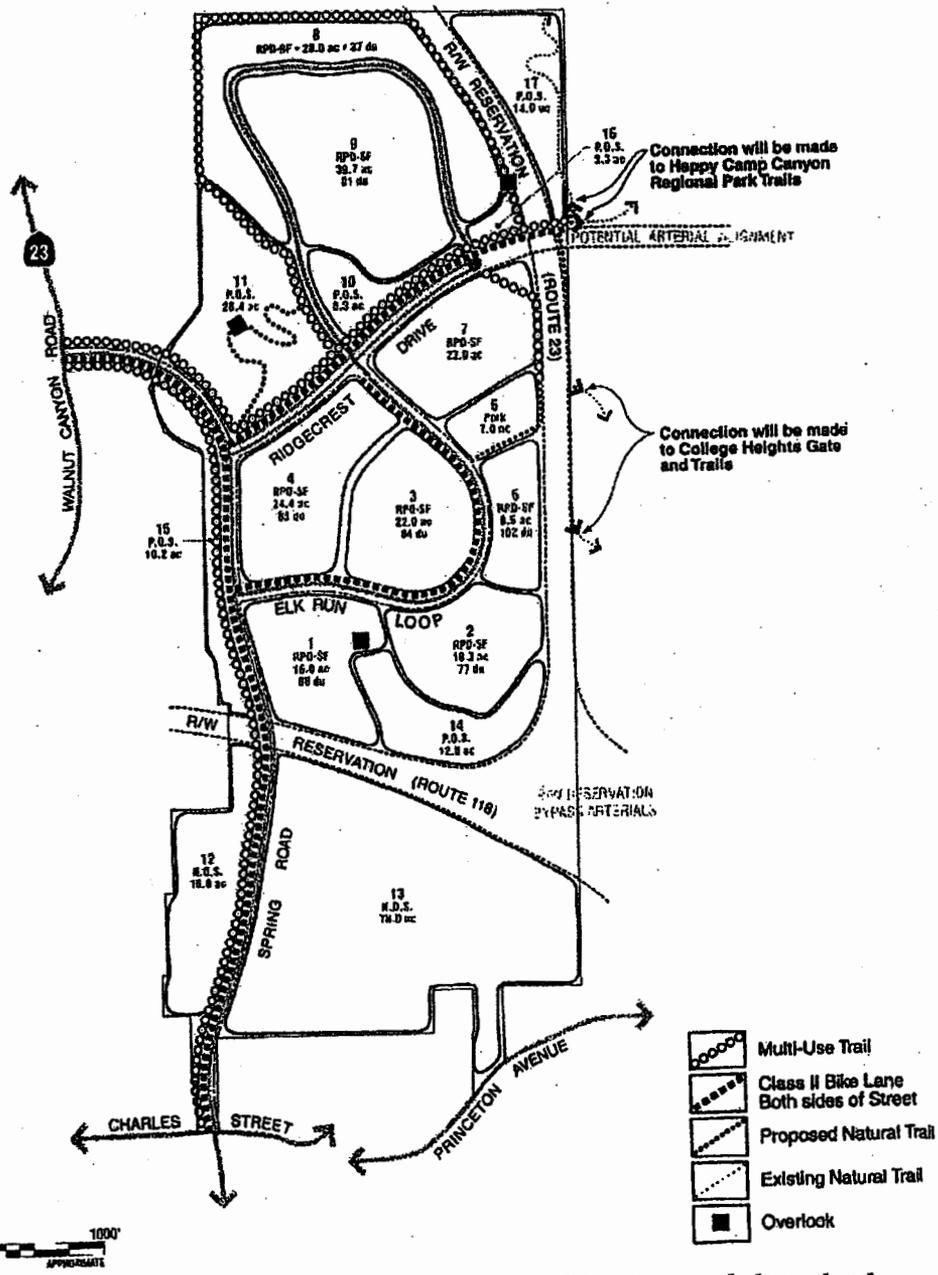


Exhibit 6-Amended Trails Plan



CC ATTACHMENT 2

Aerial Photograph of Trail Connections



Photograph of proposed northeastern trail connection between Moorpark Highlands Multi-Use Trails and existing natural trails to Happy Camp Canyon Regional Park, (by opening the cross members in the new split rail fencing to allow for access and connection).