

**MOORPARK CITY COUNCIL  
AGENDA REPORT**

**TO:** Honorable City Council

**FROM:** Yugal K. Lall, City Engineer/Public Works Director  
Barry K. Hogan, Community Development Director 

**DATE:** March 13, 2007 (CC Meeting of 03/21/07)

**SUBJECT:** Final Map Approval for Tract Map No. 5147 – A-B Properties

**DISCUSSION**

Tentative Tract 5147, along with a Development Agreement (Ordinance 250) was approved by the City Council on December 2, 1998. The project is a 34.71 acre industrial subdivision development project located approximately 1,300 feet west of Gabbert Road, and north of the Southern Pacific Railroad. Tract No. 5147 creates 17 industrial lots, 1 lot for conservation easement, and 1 lot for landscaping purposes and is before the City Council for Final Map approval.

City staff has reviewed the Conditions of Approval for Tentative Tract Map 5147, as well as the conditions of the Development Agreement, 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 street names have been approved by staff and the fire department.

Dedication has been offered to the City for easement over Lot A for open space and conservation purposes and accepted on Tract Map 5147:

Irrevocably offer of dedications for streets and storm drains for right-of-way and public use purposes have been offered to the City for Tract 5147, however, they will not be accepted at this time.

When Council acted upon the Tentative Tract Map it showed public streets. The Final Map now shows an irrevocable offer of dedication and private streets within the subdivision. Since the Final Map is different than the Tentative Tract Map in this respect it is recommended that the following additional note be added to the Final Map in order to find the Final Map consistent with the Tentative Tract Map approval:

"And that Owner agrees that all streets within the subdivision shall be maintained as private streets, will form a Property Owner's Association for the maintenance of the private streets within this subdivision and shall construct these roads to public street standards. The Property Owner's Association shall maintain these roads until such time as the City may choose to accept the irrevocable offer of dedication and accept these streets into the City system so long as these streets have been maintained to City standards.

And that Owner will provide City an irrevocable offer of dedication for all streets within the subdivision and for related facilities including, but not limited to storm drains. The form of the irrevocable offer shall be approved by the City Attorney, Public Works Director/City Engineer and Community Development Director."

To clarify that there is access to the subdivision until such time as the North Hills Parkway is constructed the following additional note must be added to the Owner's Statement:

"And that vehicular public access is provided via a Grant Deed recorded at Ventura County as document 14788 on March 22, 1968 and via a Grant Deed recorded at Ventura County as document 2001-0012562-00 on January 18, 2001."

In addition, the Developer has agreed to a condition of approval of any future industrial planned development to provide the City, prior to the close of escrow on any lot sold, a written acknowledgement from the future owner that the future owner agrees to, acknowledges and understands that he/she, as a condition of the sale of the lot agrees to participate in the formation of and contribute to any assessment district established to fund any or all of the following purposes: maintenance of street lighting, parkway and median landscaping, parks and other public facilities and construction of public street and traffic improvements including, but not limited to the 118 arterial bypass (North Hills Parkway) and other City Council designated citywide traffic improvements. The form of this acknowledgement shall be to the satisfaction of the Community Development Director, Public Works Director/City Engineer and the City Attorney. A copy of his letter of agreement is on file in the Community Development Department.

As staff indicated in its report on the annual review of the Development Agreement changes to this subdivision are anticipated, as well as amendments to the Development Agreement which may come forward for Council consideration in the near future. These changes would have to follow the process for changes and amendments as specified in the Subdivision Ordinance and in the Development Agreement.

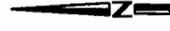
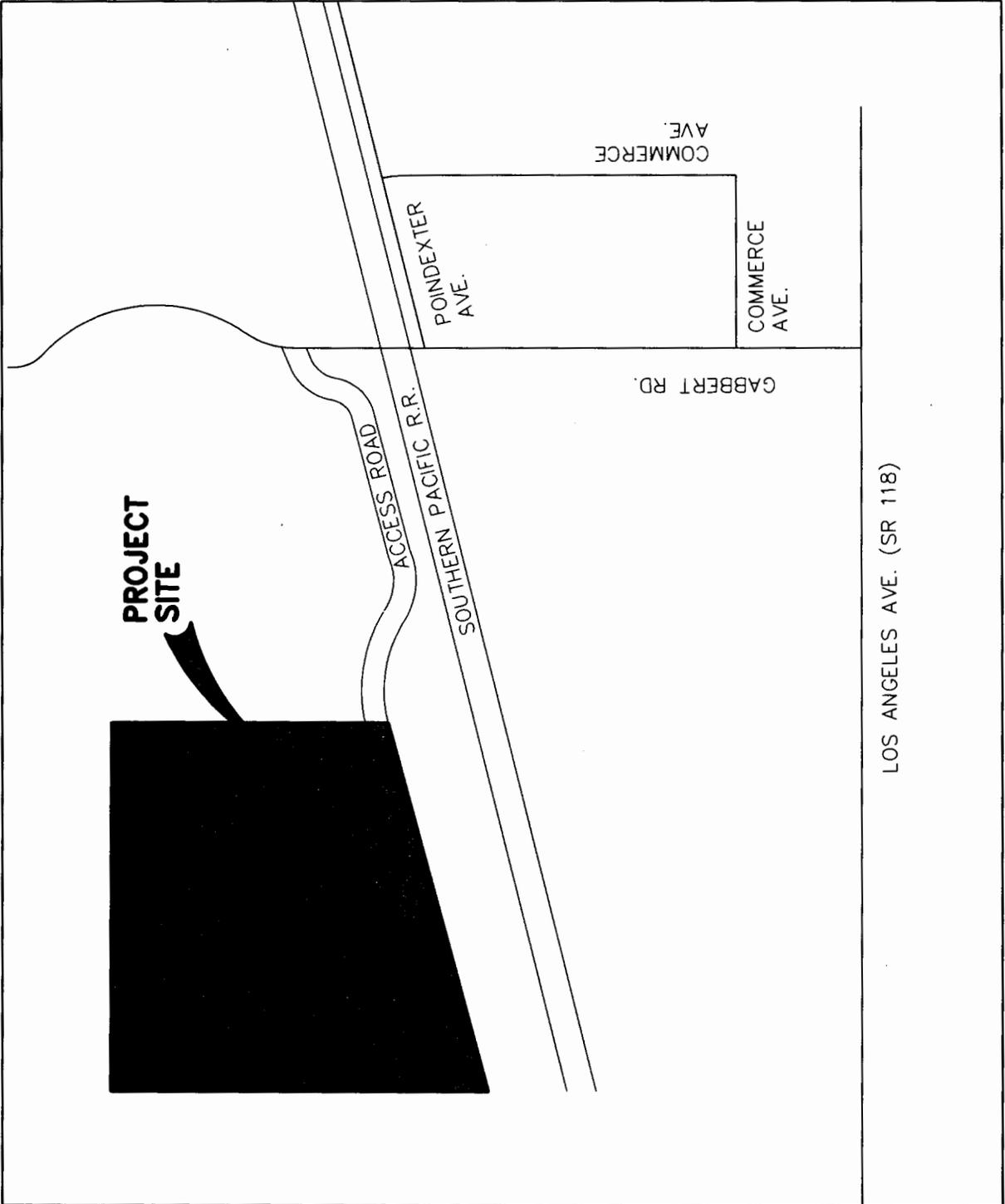
**STAFF RECOMMENDATION**

Authorize the Mayor and City Clerk to sign the map and the City Clerk to cause Tract Map 5147 to be recorded in the office of the Ventura County Recorder.

**ATTACHMENTS:**

- 1 Location Map
- 2 Final Map 5147

**ATTACHMENT 1**



N.T.S.

VICINITY MAP

**TRACT No. 5147**

# ATTACHMENT 2

