

MOORPARK, WATERSHED PARKS, RECREATION AND CONSERVATION AUTHORITY

*A local public agency exercising joint powers of the City of Moorpark and the Santa
Monica Mountains Conservancy*

MEMORANDUM

TO: The Governing Board

FROM: Joseph T. Edmiston, FAICP, Hon. ASLA, Executive Officer

DATE: July 11, 2019

SUBJECT: **Agenda Item VI: Consideration of Resolution Authorizing a License Agreement with Camrosa Water District for Access to Parcel Number 519-0-210-025**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing entering into a license agreement with Camrosa Water District for access over Moorpark, Watershed Parks, Recreation and Conservation Authority (MWPRCA)-owned 80 Acre property until such time as a permanent easement location can be identified and granted to Camrosa. .

Background: The Camrosa Water District (“District”), a water purveyor serving the Tierra Rejada Valley, owns and operates the Tierra Rejada Well site (“Well Site”), located on Assessor Parcel Number (“APN”) 519-0-210-025. The Well Site is located directly adjacent to recently acquired MWPRCA property APN 519-0-210-055 (the “Property”), which lies to the south of the City of Moorpark’s incorporated boundary and is located immediately south of Tierra Rejada Road and immediately west of Moorpark Road (see attached maps).

During the realignment of Moorpark Road in, or about 2002, the District lost use of access to the Well Site. Since that time, the District has been utilizing a road just off of Moorpark Road, which traverses the MWPRCA Property, in order to access the Well Site. District staff were subsequently notified that no easement had ever been recorded in the District’s favor granting them use of the road. As a result, District staff contacted the MWPRCA requesting an access easement over the Property. At the October 31, 2018 MWPRCA meeting, staff recommended a License Agreement for access. Camrosa General Manager, Tony Stafford, spoke at the meeting requesting an easement for access to the Well Site. The MWPRCA Board directed staff to work with Camrosa to determine a final

solution. MWPRCA staff met with Camrosa staff to discuss property access. Camrosa presented a list of terms, which included a temporary easement over the property for access to the Well Site. The terms are included with this report as Attachment 1. After reviewing Camrosa's requested terms, staff has determined that the License Agreement would still be the better avenue to provide Camrosa access to the site at this time. The intent of the License Agreement, as with the temporary easement, is to provide temporary access until such time as a permanent easement location can be determined. As discussed at the October meeting, plans for the 80-acre property include the preparation of a master plan for the property, opening it up for public access, and potential future trail connections across adjacent County property, property owned by Conejo Recreation and Park District, and ultimately connection to property managed by Conejo Open Space Conservation Agency. As discussed during the October 31, 2018 MWPRCA meeting, the minimum cost to open the property for public use is approximately \$30,000. Unfortunately, there are no funds available to complete that task at this time. Staff is in the process of preparing an application for Prop 68 grant funds for Project Planning and Design. Until that task is completed, the License Agreement will provide the best access to the property for Camrosa.

Since we are recommending the License Agreement over the temporary easement, staff is recommending reducing the annual fee from \$2,500 per year to \$2,000 per year and including language in the termination section of the Agreement that the MWPRCA will work with Camrosa to identify a new access location if the need arises in the future. It should be noted that Camrosa requested a reduction in annual fees from \$2,500 to \$1,000. However, staff feels that \$1,000 would not be enough to cover the staff time to administer the Agreement. Additionally, staff feels that Camrosa should be responsible for a share of general property maintenance costs, such as weed control, trash removal and maintenance to the drainage facilities. Staff is recommending that Camrosa maintain the property gate since they are the primary users of the gate, and would be responsible for a \$2,000 one-time payment to the MWPRCA for preparation of the License Agreement.