



Meeting Date: 5/16/06

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input checked="" type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Winston Wright, Associate Planner <sup>ww</sup> Agenda Item No. I-2

Reviewed By: City Manager [Signature] City Attorney Kimbell <sup>pk</sup> Finance [Signature] Other (Specify) \_\_\_\_\_

**DATE:** May 16, 2006

**TO:** City Council

**FROM:** Susan L. Martin, AICP [Signature]  
Planning and Environmental Services Manager

**SUBJECT:** Final Map for Tract No. 5441-2 (PZ 03-300-13). Filed by CC Community Co., Inc.

**RECOMMENDATION**

That City Council adopt a resolution approving the Final Map for Tract No. 5441-2 (PZ 03-300-13) for property located generally to the west of Cypress Road, east of Saviers Road, south of Pleasant Valley Road, and north of Clara Street.

**DISCUSSION**

On September 2, 2004, the Planning Commission recommended City Council approval of a tentative subdivision map (APNs 222-0-012-11, -12, -13, 222-0-012-17, 222-0-051-12 through 17, 222-0-070-01, 222-0-052-13 through -16, 222-0-054-24 and -28) to subdivide the subject property into 156 detached residential condominium units with two private recreation areas and a 6-acre public park site. On November 9, 2004, the City Council approved the tentative subdivision map subject to the conditions set forth in Planning Commission Resolution No. 2004-57. The applicant is phasing the recordation of the project. The final map for the first phase, Tract No. 5441-1, was approved by the City Council on July 26, 2006. The Final Map for Tract No. 5441-2 is the second phase of the recordation. This map represents the southeastern 9.02 acres (APNs 222-0-051-120 through 222-0-051-170, 222-0-070-015, & 223-0-070-015) of the 18-acre residential development site.

On March 22, 2006, the Development Services Division issued a Verification of Status form and indicated that the final map, as currently prepared, will be in compliance with the State Subdivision Map Act and Oxnard City Code requirements and will conform with the general plan and with the previously approved tentative subdivision map.

**FINANCIAL IMPACT**

None.

- Attachment #1 - City Council Resolution
- #2 - Vicinity Map
- #3 - Reduction of Final Map
- #4 - Verification of Status Form

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING FINAL MAP NO. 5441-2 FOR PROPERTY LOCATED GENERALLY TO THE WEST OF CYPRESS ROAD, EAST OF SAVIERS ROAD, SOUTH OF PLEASANT VALLEY ROAD, AND NORTH OF CLARA STREET, SUBJECT TO CERTAIN CONDITIONS. FILED BY CC COMMUNITY, INC., P.O. BOX 5279, PLAYA DEL REY, CA 90296.

WHEREAS, Tentative Subdivision Map No. 03-300-13 for Tract No. 5441 (Tentative Map) filed by Paragon Communities, Inc., was recommended for approval by Planning Commission Resolution No. 2004-57 and approved by City Council Resolution No. 12,726, subject to certain conditions; and

WHEREAS, the Final Map for a portion of such subdivision has been submitted, together with the subdivision improvement agreement proposed to be entered into in connection with the subdivision; and

WHEREAS, the Final Map is ministerially exempt from the California Environmental Quality Act, according to City Council Resolution No. 10,851.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OXNARD RESOLVES:

1. The Final Map for Tract No. 5441-2 is approved, subject to the conditions set forth in Planning Commission Resolution No. 2004-57 for the Tentative Map, incorporated herein.
2. The City Council finds that the Final Map for Tract No. 5441-2 is consistent with the General Plan as adopted, and is in substantial compliance with the previously approved Tentative Map.
3. The Subdivision Improvement Agreement is approved and the Mayor is authorized to execute such Agreement.
4. All offers of dedication shown on such map are accepted subject to improvement.

**000016**

ATTACHMENT 1  
PAGE 1 OF 2

PASSED AND ADOPTED this 16th day of May 2006, by the following vote:

AYES:

NOES:

ABSENT:

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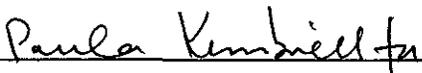
Dr. Thomas E. Holden, Mayor

ATTEST:

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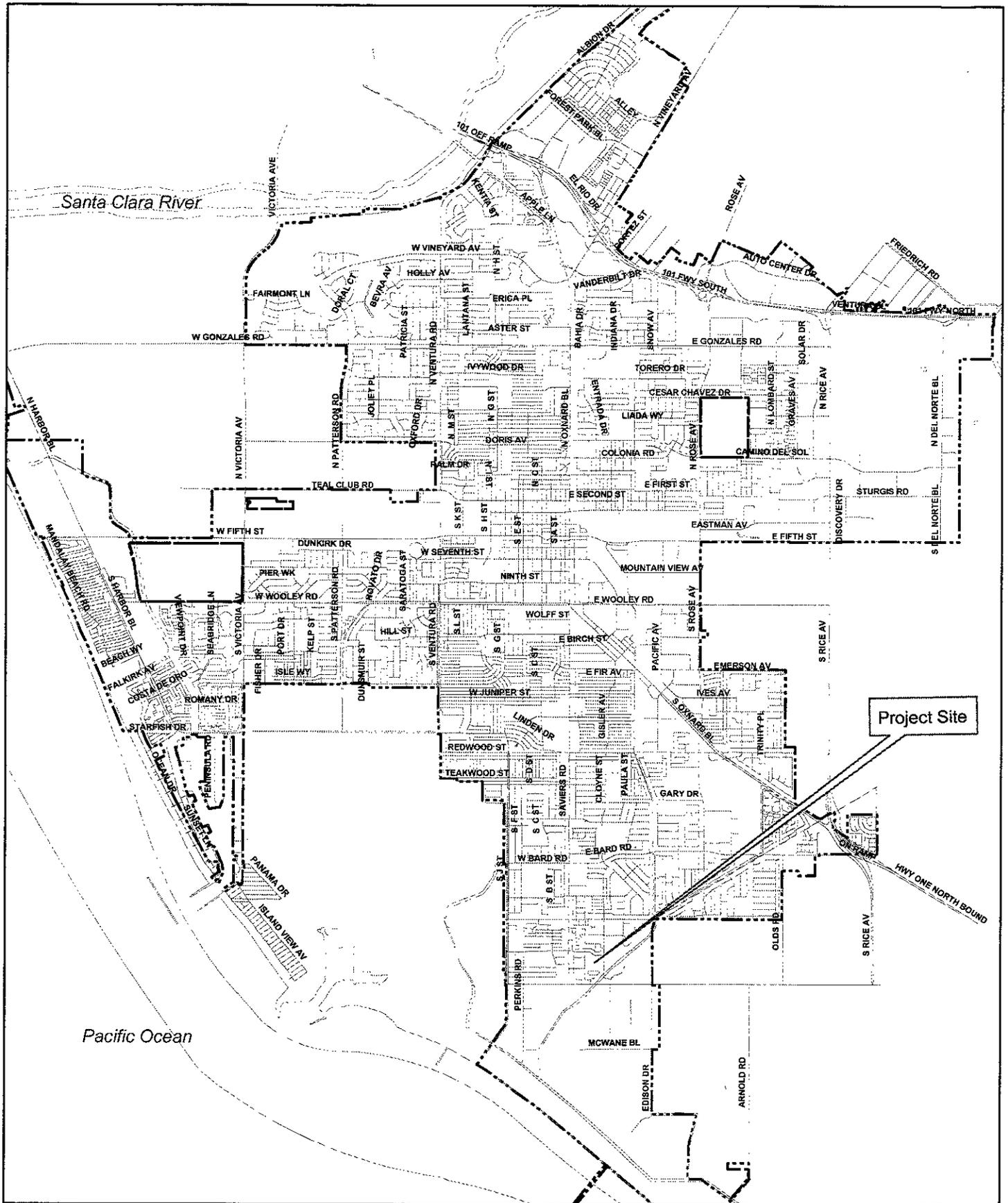
Daniel Martinez, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Gary L. Gillig, City Attorney

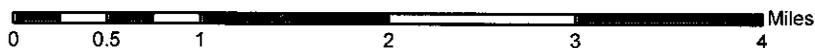
000017

ATTACHMENT 1  
PAGE 2 OF 2



Planning & Environmental Services

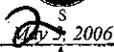
PZ 06-300-4, 03-300-13  
 Location: Clara Street & Saviers Road



Vicinity Map



000018

ATTACHMENT  2006  
 PAGE OF

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, OR INTERESTED IN, THE LAND INCLOSED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 5441-2, SHOWN ON THIS MAP, THAT THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID LAND, THAT THEY CONSENT TO THE MAKING AND RECORDEMENT OF SAID MAP AND SUBDIVISION AS SHOWN WITH THE EXTENSION BOUNDARY LINE, AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF OAKLAND THE FOLLOWING ITEMS SHOWN ON SAID MAP:

1. FOR PUBLIC USE, THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS;
2. ALL WATER RIGHTS AND THE RIGHT TO DEVELOP ALL WATER FOUND OR TAKEN FROM UNDER SAID LAND, BUT WITHOUT THE RIGHT TO SURFACE ENTRY TO DEVELOP THE SAME;
3. EASEMENTS FOR REVENUE, AND ACCESS FOR VEHICLES PROVIDING FOR PUBLIC HEALTH AND SAFETY AS SHOWN HEREON;
4. ALL RIGHTS OF EGRESS AND ACCESS OVER AND ACROSS THE EASTERLY LINE OF LOT 2 ABUTTING CYPRESS ROAD AND THE SOUTHERLY LINE OF LOT 2 ABUTTING CLARA STREET IN ORDER THAT THE OWNERS OF SAID LOTS SHALL HAVE NO RIGHTS OF ACCESS WHATSOEVER TO SAID CYPRESS ROAD, EXCEPT THE GENERAL RIGHT-OF-WAY WHICH BELONGS TO THE PUBLIC, EXCEPT AT CONNECTIONS TO PRIVATE STREETS SHOWN HEREON.

CC COMMUNITY CO., LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER

COMERICA BANK, BENEVOLENT UNDER DEED OF TRUST RECORDED 1/19/05 AS INSTRUMENT NO. 05-11414, OFFICIAL RECORDS

STATE OF CALIFORNIA } ss  
 COUNTY OF VENTURA }  
 ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ A  
 NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
 AND \_\_\_\_\_ PERSONALLY KNOWN TO ME  
 (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS  
 WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO  
 ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY  
 THEIR SIGNATURE ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF  
 OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

SIGNATURE \_\_\_\_\_  
 NAME OF NOTARY \_\_\_\_\_  
 COUNTY IN WHICH COMMISSIONED \_\_\_\_\_  
 DATE COMMISSION EXPIRES \_\_\_\_\_  
 COMMISSION NUMBER \_\_\_\_\_

STATE OF CALIFORNIA } ss  
 COUNTY OF VENTURA }  
 ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ A  
 NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
 AND \_\_\_\_\_ PERSONALLY KNOWN TO ME  
 (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS  
 WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO  
 ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY  
 THEIR SIGNATURE ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF  
 OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

SIGNATURE \_\_\_\_\_  
 NAME OF NOTARY \_\_\_\_\_  
 COUNTY IN WHICH COMMISSIONED \_\_\_\_\_  
 DATE COMMISSION EXPIRES \_\_\_\_\_  
 COMMISSION NUMBER \_\_\_\_\_

ATTACHMENT 3  
PAGE 1 OF 5

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CORRELATIONALLY APPROVED TENTATIVE MAP AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED (OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR AFTER RECORDEMENT OF THIS MAP), AND THAT THEY ARE (OR WILL BE) SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SHEETS TO ALL CORRELATIVE MONUMENTS SHOWN HEREON AS SET BY ME WILL BE ON FILE IN THE OFFICE OF THE CITY SURVEYOR PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS INTO THE CITY STREET SYSTEM.



PLAN PREPARED UNDER THE DIRECTION OF:

ATANAS STERYO P.C.E. 23221 DATE \_\_\_\_\_

I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED TRACT NO. 5441-2, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREBY, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: \_\_\_\_\_  
 WARREN D. BIRTH  
 CITY SURVEYOR  
 CITY OF OAKLAND  
 15 4642 EXP. DATE 9-30-06

I, DALE V. BELCHER, CITY TREASURER OF THE CITY OF OAKLAND, COUNTY OF VENTURA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST TRACT NO. 5441-2 OR ANY PART THEREOF, FOR UNPAID MUNICIPAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS MUNICIPAL TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE CITY OF OAKLAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

BY: \_\_\_\_\_  
 DALE V. BELCHER  
 CITY TREASURER, CITY OF OAKLAND

THIS MAP ENTITLED TRACT NO. 5441-2, CONSISTING OF 3 SHEETS IS PRESENTED TO THE CITY COUNCIL OF THE CITY OF OAKLAND, CALIFORNIA AT A REGULAR MEETING OF SAID COUNCIL, HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP AND DOES HEREBY ACCEPT FOR PUBLIC USE THE FOLLOWING SHOWN ON THIS MAP:

1. THE RIGHT-OF-WAY FOR ALL STREETS AND HIGHWAYS OFFERED HEREON, SUBJECT TO IMPROVEMENTS;
2. ALL WATER RIGHTS AS OFFERED HEREON;
3. ALL EASEMENTS OFFERED HEREON;
4. ALL RIGHTS OF EGRESS AND ACCESS AS OFFERED HEREON.

IN WITNESS WHEREOF SAID CITY COUNCIL HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY THE MAYOR AND ATTESTED TO BY THE CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED HERETO THE \_\_\_\_\_ DAY OF \_\_\_\_\_

ATTEST  
 CITY CLERK \_\_\_\_\_ MAYOR \_\_\_\_\_  
 OF THE CITY OF OAKLAND OF THE CITY OF OAKLAND

I HEREBY CERTIFY THAT ALL CERTIFICATES AND SECURITY REQUIRED UNDER THE PROVISIONS OF SECTIONS 66402 AND 66403 OF THE SUBDIVISION MAP ACT HAVE BEEN FILED AND DEPOSITED WITH ME.

LAWRENCE L. MATHENY DATE: \_\_\_\_\_  
 COUNTY TAX COLLECTOR BY: \_\_\_\_\_  
 COUNTY OF VENTURA DEPUTY TAX COLLECTOR

DOC \_\_\_\_\_ O.R. \_\_\_\_\_  
 FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_  
 OF MISCELLANEOUS RECORDS (MAPS), AT PAGES \_\_\_\_\_ AT THE REQUEST OF PARAGON COMMUNITIES, LLC.

PHILIP A. SCHMITZ BY: \_\_\_\_\_  
 COUNTY RECORDER ASSISTANT COUNTY RECORDER  
 COUNTY OF VENTURA

GROSS AREA = 6.02 ACRES  
 TRACT NO. 5441-2  
 CITY OF OAKLAND  
 VENTURA COUNTY, CALIFORNIA  
 FOR CONDOMINIUM PURPOSES  
 BEING A SUBDIVISION OF A PORTION OF SUBDIVISION 15  
 MAPNO 15, 16 WITH CLARA JLA DELONA  
 SEPTEMBER, 2005  
 WESTCON ENGINEERING, INC.  
 6363 TOPHANA CROWN BARR - BLDG 303 - BOULDER HILLS, CO. - 80507  
 SHEET 1 OF 3 SHEETS



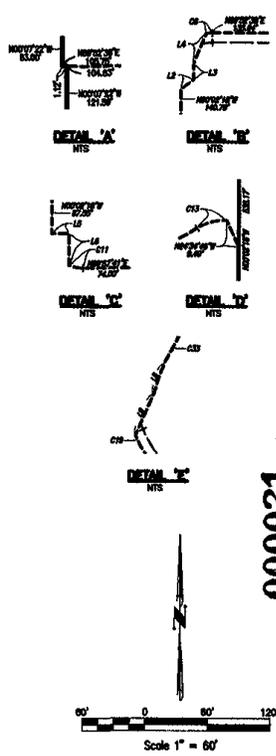
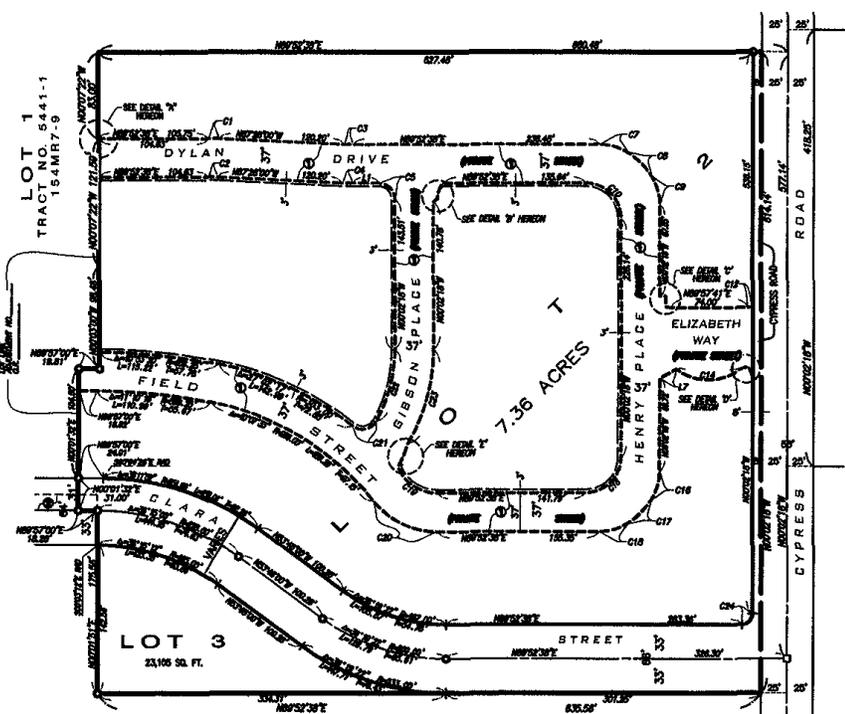
**LINE DATA TABLE**

LINE NO.	BEARING	DISTANCE
1	N 89° 52' 00" W	85.30'
2	N 89° 52' 00" W	8.00'
3	N 89° 52' 00" W	8.00'
4	N 89° 52' 00" W	10.00'
5	N 89° 52' 00" W	8.00'
6	N 89° 52' 00" W	10.00'
7	N 89° 52' 00" W	17.00'
8	N 89° 52' 00" W	10.00'
9	N 89° 52' 00" W	14.00'

**CURVE DATA TABLE**

CURVE NO.	BEARING	CHORD	ARC LENGTH	PI	PC	PT	PR
1	N 89° 52' 00" W	10.00'	10.00'	90°	10.00'	10.00'	10.00'
2	N 89° 52' 00" W	10.00'	10.00'	90°	10.00'	10.00'	10.00'
3	N 89° 52' 00" W	10.00'	10.00'	90°	10.00'	10.00'	10.00'
4	N 89° 52' 00" W	10.00'	10.00'	90°	10.00'	10.00'	10.00'
5	N 89° 52' 00" W	10.00'	10.00'	90°	10.00'	10.00'	10.00'
6	N 89° 52' 00" W	10.00'	10.00'	90°	10.00'	10.00'	10.00'
7	N 89° 52' 00" W	10.00'	10.00'	90°	10.00'	10.00'	10.00'
8	N 89° 52' 00" W	10.00'	10.00'	90°	10.00'	10.00'	10.00'
9	N 89° 52' 00" W	10.00'	10.00'	90°	10.00'	10.00'	10.00'
10	N 89° 52' 00" W	10.00'	10.00'	90°	10.00'	10.00'	10.00'
11	N 89° 52' 00" W	10.00'	10.00'	90°	10.00'	10.00'	10.00'
12	N 89° 52' 00" W	10.00'	10.00'	90°	10.00'	10.00'	10.00'
13	N 89° 52' 00" W	10.00'	10.00'	90°	10.00'	10.00'	10.00'
14	N 89° 52' 00" W	10.00'	10.00'	90°	10.00'	10.00'	10.00'
15	N 89° 52' 00" W	10.00'	10.00'	90°	10.00'	10.00'	10.00'
16	N 89° 52' 00" W	10.00'	10.00'	90°	10.00'	10.00'	10.00'
17	N 89° 52' 00" W	10.00'	10.00'	90°	10.00'	10.00'	10.00'
18	N 89° 52' 00" W	10.00'	10.00'	90°	10.00'	10.00'	10.00'
19	N 89° 52' 00" W	10.00'	10.00'	90°	10.00'	10.00'	10.00'
20	N 89° 52' 00" W	10.00'	10.00'	90°	10.00'	10.00'	10.00'
21	N 89° 52' 00" W	10.00'	10.00'	90°	10.00'	10.00'	10.00'
22	N 89° 52' 00" W	10.00'	10.00'	90°	10.00'	10.00'	10.00'
23	N 89° 52' 00" W	10.00'	10.00'	90°	10.00'	10.00'	10.00'
24	N 89° 52' 00" W	10.00'	10.00'	90°	10.00'	10.00'	10.00'

- LEGEND:**
- ⊕ CENTERLINE
  - FD. FOUND
  - LP. IRON PIPE
  - LT. LEAD AND TAG
  - (M) MEASURED
  - SET STANDARD SURVEY MONUMENT
  - PER PLATE 808
  - ⊙ SET 1-1/2" IRON PIPE TAGGED "ICE 23221" FLUSH
- RECORD REFERENCES:**
- R1 = 119 MR 74
  - R2 = 145 MR 84
- EASEMENTS:**
- ① EASEMENT TO THE CITY OF ORLAND, A MUNICIPAL CORPORATION, FOR WATER UTILITY PURPOSES.
  - ② EASEMENT TO THE CITY OF ORLAND, A MUNICIPAL CORPORATION, FOR RIGHT-OF-WAY FOR PUBLIC STREET, SEWER, DRAINAGE AND PUBLIC UTILITIES RECORDED MARCH 14, 2002 AS INSTRUMENT NO. 2002-002264-00 OF OFFICIAL RECORDS.



000021

GROSS AREA = 0.02 ACRES  
**TRACT NO. 5441-2**  
 CITY OF ORLAND  
 VENTURA COUNTY, CALIFORNIA  
 FOR CONDOMINIUM PURPOSES  
 BEING A SUBDIVISION OF A PORTION OF PARCEL AS  
 SHOWN IN THE SANTA CLARA ALA COLINA  
 SEPTEMBER, 2005  
**WESTON ENGINEERING, INC.**  
 4305 KOPPELDA CANYON BLVD. - SUITE 303 - WOODLAND HILLS, CA. - 91367  
 SHEET 3 OF 3 SHEETS



VERIFICATION OF STATUS:

FINAL MAPS AND IMPROVEMENT PLANS

TRACT/PARCEL MAP 5441-2  
PROJECT LOCATION: CYPRESS ROAD NORTH OF  
CLARA

Requires Subdivision Agreement.

The Development Services Program does not require improvement plans for this development.

This Program has reviewed the improvement plans and found them acceptable. Based on our review, we believe these plans comply with the resolution of the Planning Commission and the City Council approving the tentative map for this development.

This Program has reviewed the Final Map and Title Sheet and found them acceptable. Based on our review, we believe the map complies with the resolution of the Planning Commission and the City Council approving the tentative map for this development and also with the Subdivision Map Act of the State of California.

The Final Map has been signed.

DATE: 3-22-06

Paul J. Wendt  
Development Services Program

PJW:kas  
c:\data\wp\verif-st.tus\tr-pmmap-pjw.mst

Rev. 5/30/96

000022

ATTACHMENT 4  
PAGE 1 OF 1