

Meeting Date: 6/20/2006

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
<input type="checkbox"/> Other	<input type="checkbox"/> Other

Prepared By: Christopher Williamson, AICP Associate Planner *cw* Agenda Item No. I-1

Reviewed By: City Manager *[Signature]* Attorney *[Signature]* Finance *[Signature]* Other (Specify) _____

DATE: June 9, 2005

TO: City Council

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

SUBJECT: Final Map No. 5266-7 and -8 for the Seabridge Project. Filed by D. R. Horton.

RECOMMENDATION

That City Council adopt resolutions approving Final Map No. 5266-7 and 5266-8 for the seventh and eighth phases of the Seabridge project, located on the west side of Victoria Avenue, between Wooley Road and Hemlock Street.

DISCUSSION

On December 5, 2002, the Planning Commission recommended City Council approval of a tentative subdivision map (PZ 00-5-85) for the subject property (APN 180-0-110-145/-495/-505) for a planned unit development on 135 acres within the Mandalay Bay Specific Plan area, commonly known as the Seabridge project. On January 28, 2003, the City Council adopted Resolution No. 12,310 approving the tentative subdivision map, subject to Planning Commission Resolution No. 2002-107.

Final Map phases 7 and 8 are 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. The final phase of the final map will be submitted for City Council consideration at a later date.

FINANCIAL IMPACT

None.

- Attachment #1 - City Council Resolutions
- #2 - Reduced Phase 7 and 8 Final Map
- #3 - Verification of Status Form

000001

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING FINAL MAP FOR TRACT NO. 5266-7 FOR PROPERTY LOCATED ON THE WEST SIDE OF VICTORIA AVENUE, BETWEEN WOOLEY ROAD AND HEMLOCK STREET. FILED BY D. R. HORTON, 600 S. VICTORIA, SUITE A200, OXNARD, CA. 93035.

WHEREAS, on December 5, 2002, the Planning Commission recommended City Council approval of a tentative subdivision map for Tract No. 5266 to subdivide a 135 acre area commonly known as the Seabridge Project by adopting Resolution No. 2002-107, subject to certain conditions; and

WHEREAS, on January 28, 2003, the City Council approved a tentative subdivision map for Tract No. 5266 by adopting Resolution No. 12,310, subject to certain conditions; and

WHEREAS, the Final Map for the seventh phase of such subdivision has been submitted, together with the Subdivision Improvements Agreement proposed to be entered into in connection with the seventh phase of the subdivision; and

WHEREAS, the City Council has reviewed the Final Map for property located on the west side of Victoria Avenue, between Wooley Road and Hemlock Street, filed by D.R. Horton; and

WHEREAS, approval of the Final Map is exempt as ministerial under 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. 5266-7 is approved, subject to the conditions set forth in City Council Resolution No. 12,310 on file in the City Clerk's Office and Planning Commission Resolution No. 2002-107 on file at the City of Oxnard Planning and Environmental Services Division, approving the Tentative Subdivision Map.
2. The Final Map is consistent with the General Plan and the Coastal Land Use Plan and is in substantial compliance with the previously approved Tentative Subdivision Map.
3. The Subdivision Improvement Agreement is approved and the Mayor is authorized to execute such Agreement.
4. All offers of dedication shown on the Final Map are accepted subject to improvement.

000002

ATTACHMENT 1
PAGE 1 OF 4

Resolution No.

Page 2

PASSED AND ADOPTED this 20th day of June, 2006, by the following vote:

AYES:

NOES:

ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:


Gary L. Gillig, City Attorney

000003

MANAGEMENT 1
PAGE 2 OF 4

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING FINAL MAP FOR TRACT NO. 5266-8 FOR PROPERTY LOCATED ON THE WEST SIDE OF VICTORIA AVENUE, BETWEEN WOOLEY ROAD AND HEMLOCK STREET. FILED BY D. R. HORTON, 600 S. VICTORIA, SUITE A200, OXNARD, CA. 93035.

WHEREAS, on December 5, 2002, the Planning Commission recommended City Council approval of a tentative subdivision map for Tract No. 5266 to subdivide a 135 acre area commonly known as the Seabridge Project by adopting Resolution No. 2002-107, subject to certain conditions; and

WHEREAS, on January 28, 2003, the City Council approved a tentative subdivision map for Tract No. 5266 by adopting Resolution No. 12,310, subject to certain conditions; and

WHEREAS, the Final Map for the eighth phase of such subdivision has been submitted, together with the Subdivision Improvements Agreement proposed to be entered into in connection with the eighth phase of the subdivision; and

WHEREAS, the City Council has reviewed the Final Map for property located on the west side of Victoria Avenue, between Wooley Road and Hemlock Street, filed by D.R. Horton; and

WHEREAS, approval of the Final Map is exempt as ministerial under 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. 5266-8 is approved, subject to the conditions set forth in City Council Resolution No. 12,310 on file in the City Clerk's Office and Planning Commission Resolution No. 2002-107 on file at the City of Oxnard Planning and Environmental Services Division, approving the Tentative Subdivision Map.
2. The Final Map is consistent with the General Plan and the Coastal Land Use Plan and is in substantial compliance with the previously approved Tentative Subdivision Map.
3. The Subdivision Improvement Agreement is approved and the Mayor is authorized to execute such Agreement.
4. All offers of dedication shown on the Final Map are accepted subject to improvement.

000004

APPROVED _____ 1
PAGE 3 OF 4

PASSED AND ADOPTED this 20th day of June, 2006, by the following vote:

AYES:

NOES:

ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:


Gary L. Gillig, City Attorney

000005

ASSEMBLY 1
PAGE 4 OF 4

TRACT NO. 6886-7

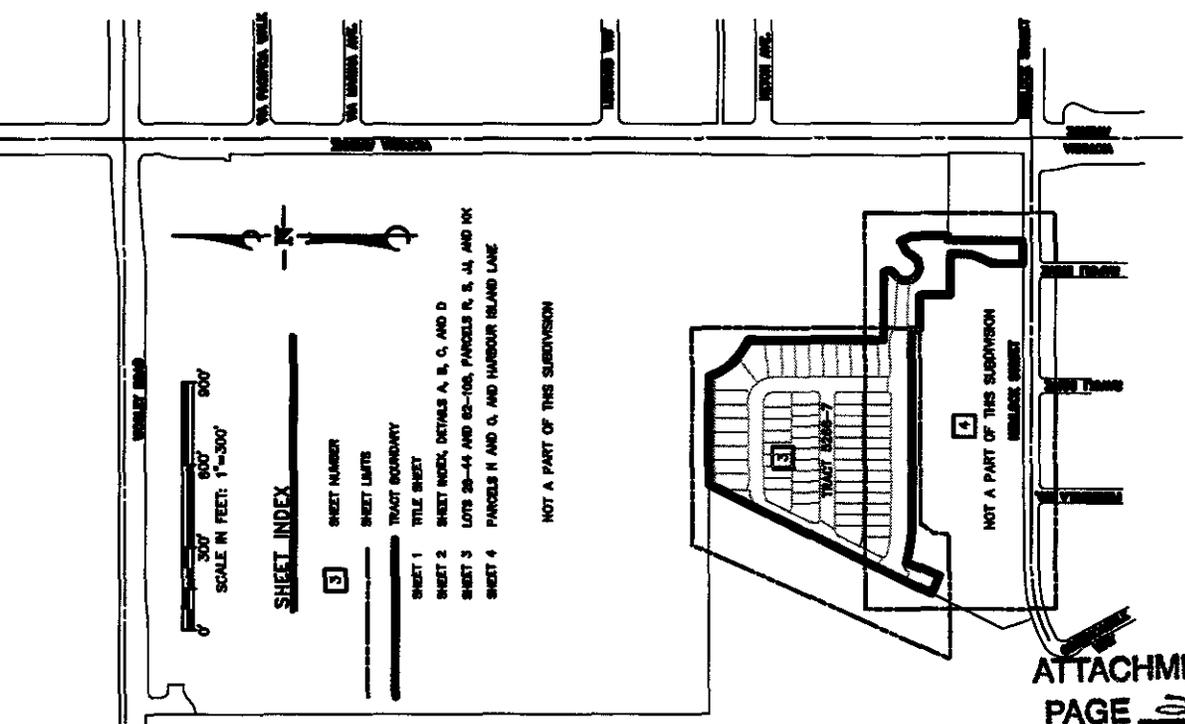
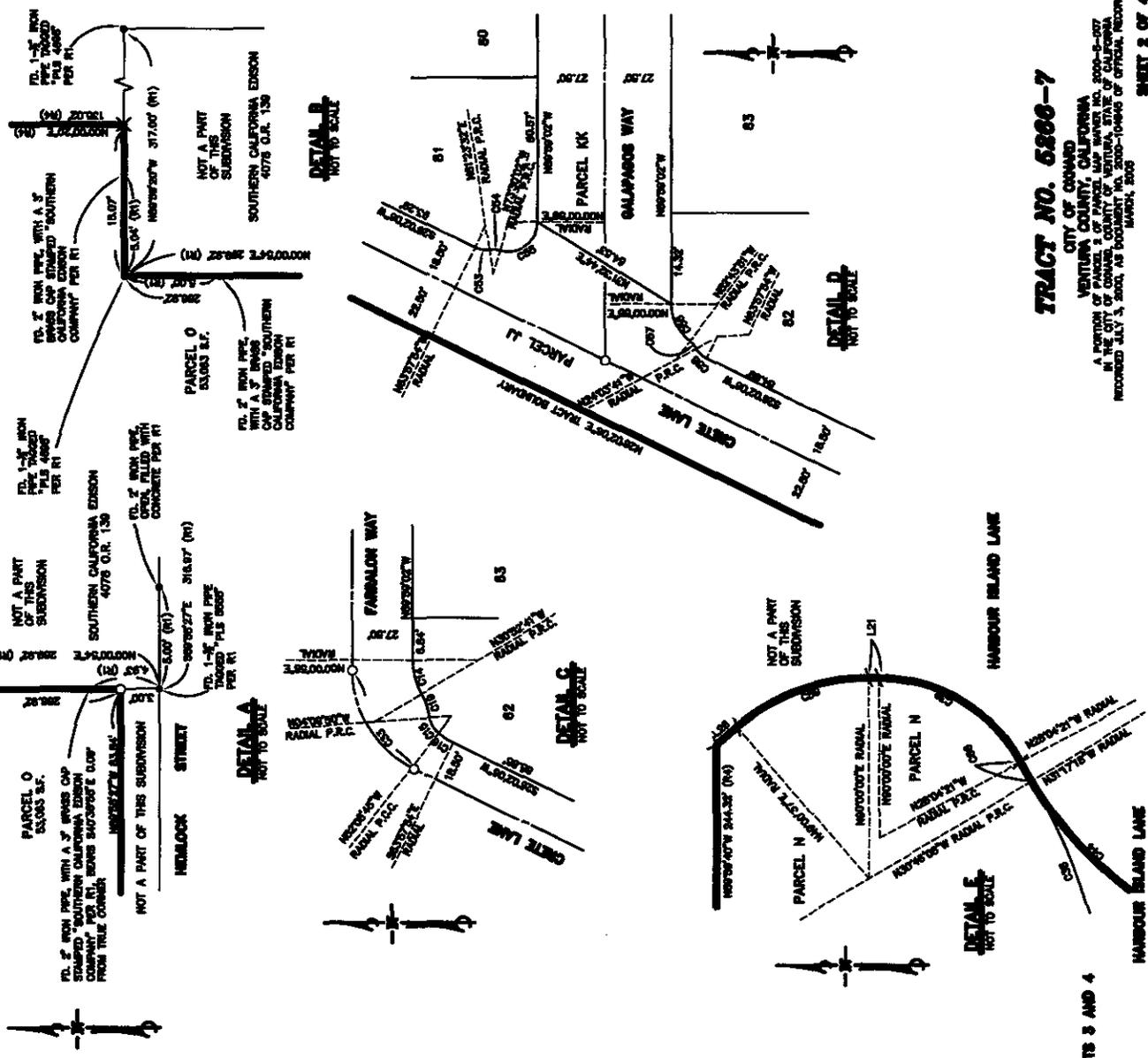
CITY OF OAKLAND
 VENTURA COUNTY, CALIFORNIA
 A PORTION OF OAKLAND SUBDIVISION NO. 2000-10940 OF CALIFORNIA
 AS THE CITY OF OAKLAND, COUNTY OF VENTURA, CALIFORNIA
 RECORDED JULY 3, 2000, AS DOCUMENT NO. 2000-10940 OF OFFICIAL RECORDS
 MARSH, 2000

SHEET 2 OF 4

FOR BOUNDARY AND EASEMENT DESCRIPTIONS SEE SHEETS 3 AND 4

Peckham & Smith
 ENGINEERS - SURVEYORS
 1000 W. NORTH ROAD
 SUITE 200
 OAKLAND, CALIF. 94612
 (908) 481-1100 (908) 481-1101 (908) 481-1102

ATTACHMENT #2
 PAGE 8

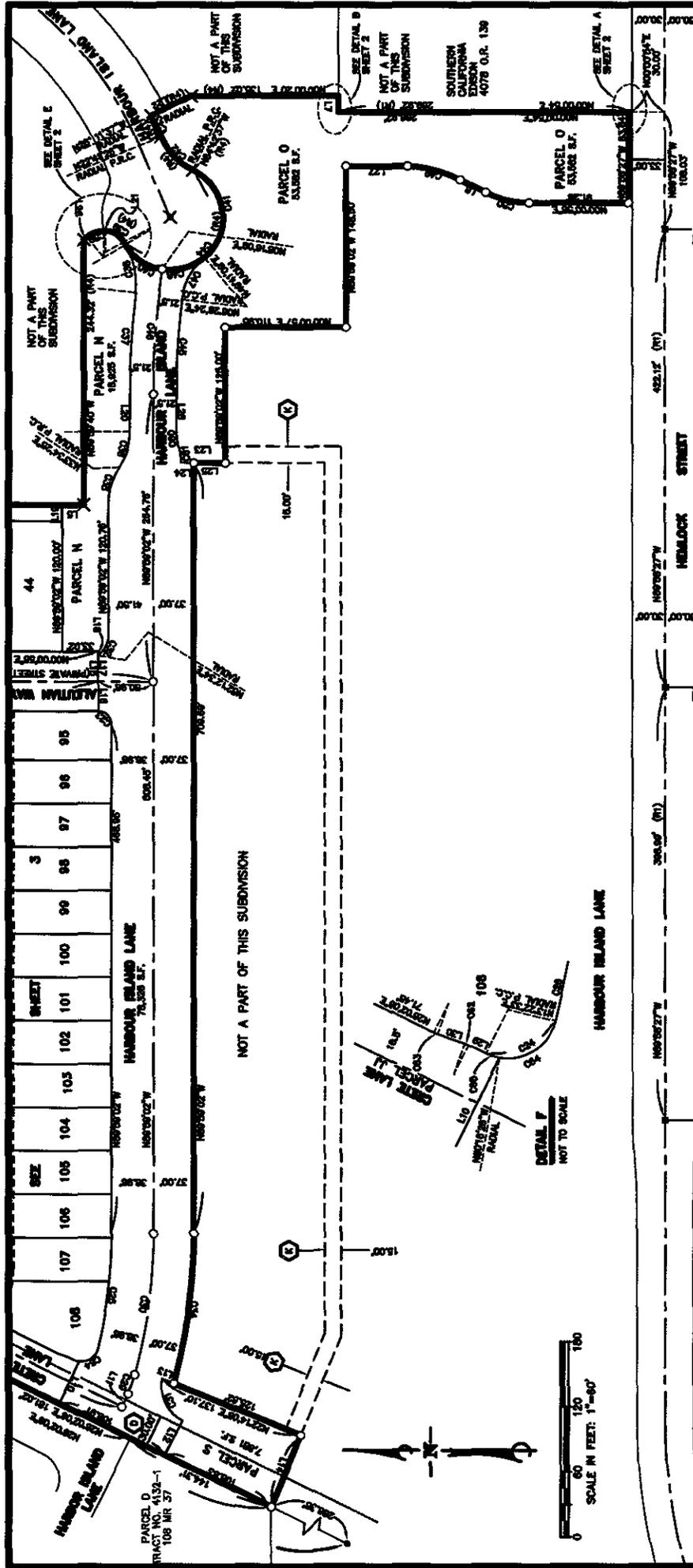


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TRACT NO. 6286-7

CITY OF OROVILLE
 YUBA COUNTY, CALIFORNIA
 A PORTION OF THE CITY OF OROVILLE, CALIFORNIA, 2000-2004
 RECORDED JULY 1, 2000, AS INSTRUMENT NO. 2000-00048 OF OFFICIAL RECORDS
 MARCH, 2005

SHEET 4 OF 4



BASE OF EASEMENTS
 THE BEARING OF NORTH 20°20'00" EAST ON THE EASTERLY LINE OF TRACT 4138-1 (108 MR 27) AS SHOWN ON TRACT 6286-1 (154 MR 16) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

NOTES
 1) ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

EXISTING EASEMENT NOTES:
 (D) AN EASEMENT GRANTED TO W.A. BARNAL, MENDOTA, U.S.A. REALTY COMPANY FOR THE PURPOSE OF DRAINAGE IMPROVEMENTS AND MAINTENANCE MARCH 6, 2002 AS INSTRUMENT NO. 2002-001798 OF OFFICIAL RECORDS.

(C) A DOCUMENT ENTITLED "UNRECORDED OFFER TO REVOKE THE TITLE", HOLDING COMPANY, INC., A CALIFORNIA CORPORATION, RELATED TO ALL THE TRACTS, PARCELS AND CONDITIONS THEREON CONTAINED, RECORDED MAY 20, 2004 AS INSTRUMENT NO. 20040028-040028 OF OFFICIAL RECORDS.

MONUMENT NOTES
 1-2" IRON PIPE TYPED "P.S. 4005" WILL BE SET AT ALL NEAR LOT CORNERS AND ANGLE POINTS.
 1-2" IRON PIPE TYPED "P.S. 4005" WILL BE SET AT ALL TRACT CORNERS, POINTS, E.C.S. P.A.C.'S, P.A.C.'S AND E.C.S.

LINE TABLE

LINE NO.	BEARING	LENGTH
L18	N00°00'00"W	15.00
L17	N00°00'00"W	15.00
L16	N00°00'00"W	15.00
L15	N00°00'00"W	15.00
L14	N00°00'00"W	15.00
L13	N00°00'00"W	15.00
L12	N00°00'00"W	15.00
L11	N00°00'00"W	15.00
L10	N00°00'00"W	15.00
L9	N00°00'00"W	15.00
L8	N00°00'00"W	15.00
L7	N00°00'00"W	15.00
L6	N00°00'00"W	15.00
L5	N00°00'00"W	15.00
L4	N00°00'00"W	15.00
L3	N00°00'00"W	15.00
L2	N00°00'00"W	15.00
L1	N00°00'00"W	15.00

CURVE TABLE

CURVE NUMBER	DELTA	LENGTH
C01	112.00	2704.10
C02	88.00	2704.10
C03	88.00	2704.10
C04	88.00	2704.10
C05	88.00	2704.10
C06	88.00	2704.10
C07	88.00	2704.10
C08	88.00	2704.10
C09	88.00	2704.10
C10	88.00	2704.10
C11	88.00	2704.10
C12	88.00	2704.10
C13	88.00	2704.10
C14	88.00	2704.10
C15	88.00	2704.10
C16	88.00	2704.10
C17	88.00	2704.10
C18	88.00	2704.10
C19	88.00	2704.10
C20	88.00	2704.10

CURVE TABLE

CURVE NUMBER	DELTA	LENGTH
C21	112.00	2704.10
C22	88.00	2704.10
C23	88.00	2704.10
C24	88.00	2704.10
C25	88.00	2704.10
C26	88.00	2704.10
C27	88.00	2704.10
C28	88.00	2704.10
C29	88.00	2704.10
C30	88.00	2704.10
C31	88.00	2704.10
C32	88.00	2704.10
C33	88.00	2704.10
C34	88.00	2704.10
C35	88.00	2704.10
C36	88.00	2704.10
C37	88.00	2704.10
C38	88.00	2704.10
C39	88.00	2704.10
C40	88.00	2704.10

ENGINEER'S & SURVEYOR'S
 ATTACHED TO THE ORIGINAL RECORDS OF THE CITY OF OROVILLE, CALIFORNIA, 2000-2004
 RECORDED JULY 1, 2000, AS INSTRUMENT NO. 2000-00048 OF OFFICIAL RECORDS
 MARCH, 2005

ATTACHMENT #2
 PAGE 4

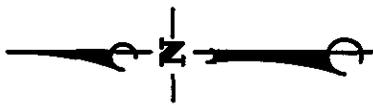
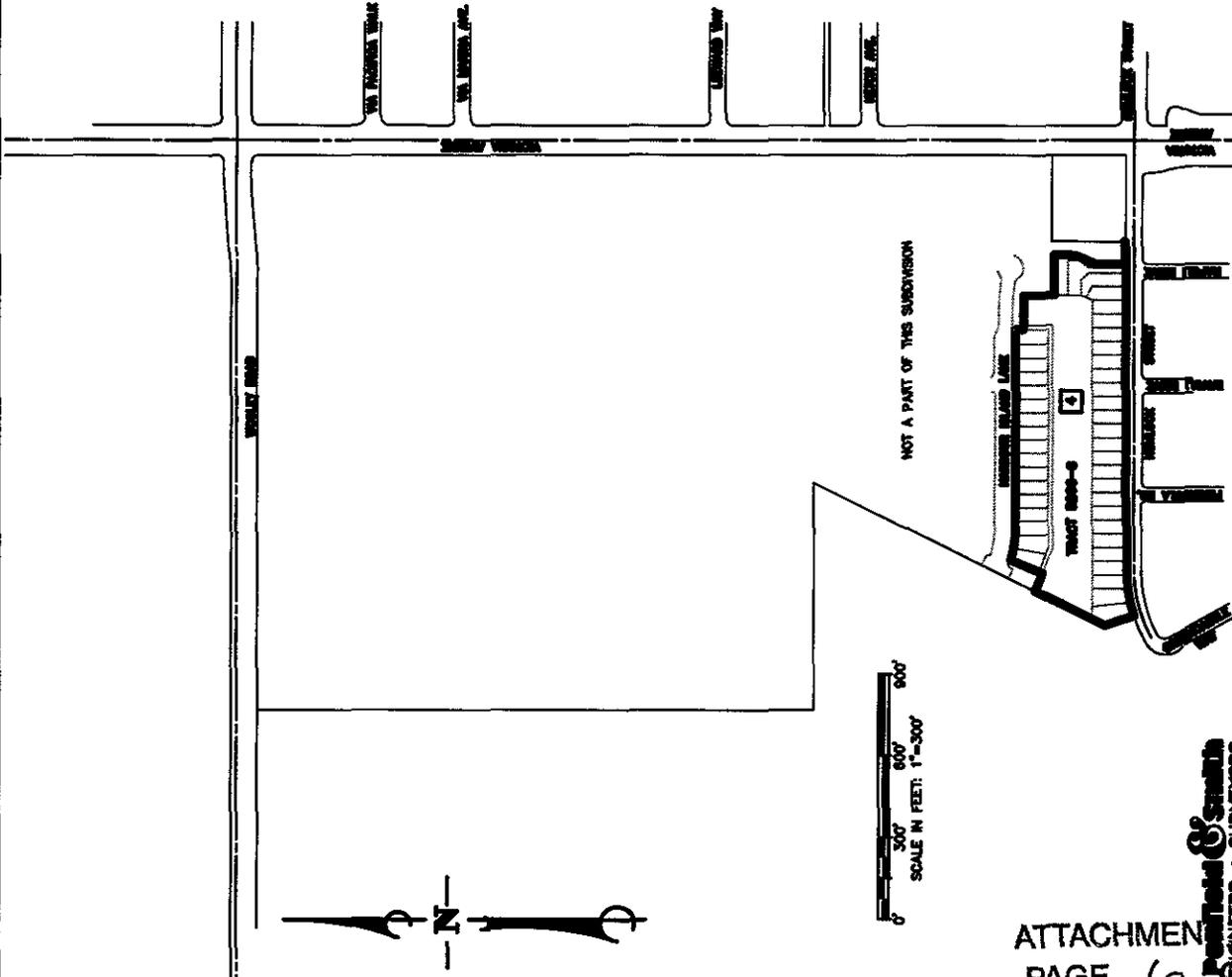
SHEET INDEX

- 4 SHEET NUMBER
- TRACT BOUNDARY
- SHEET 1 TITLE SHEET
- SHEET 2 SHEET INDEX
- SHEET 3 EASEMENT AND MONUMENT NOTES, BARRS OF BEARINGS, LINE AND CURVE TABLES, DETAIL A
- SHEET 4 LOTS 1-27 AND 48-51, PARCELS C AND W3

TRACT NO. 6286-8

CITY OF OROVILLE
 YUBA COUNTY, CALIFORNIA
 A PORTION OF PARCELS C AND W3, TRACT NO. 6286-8-07
 IN THE CITY OF OROVILLE, COUNTY OF YUBA, STATE OF CALIFORNIA
 RECORDED JULY 3, 2008, AS DOCUMENT NO. 2008-104649 OF OFFICIAL RECORDS
 MARSH, 2008

SHEET 2 OF 4



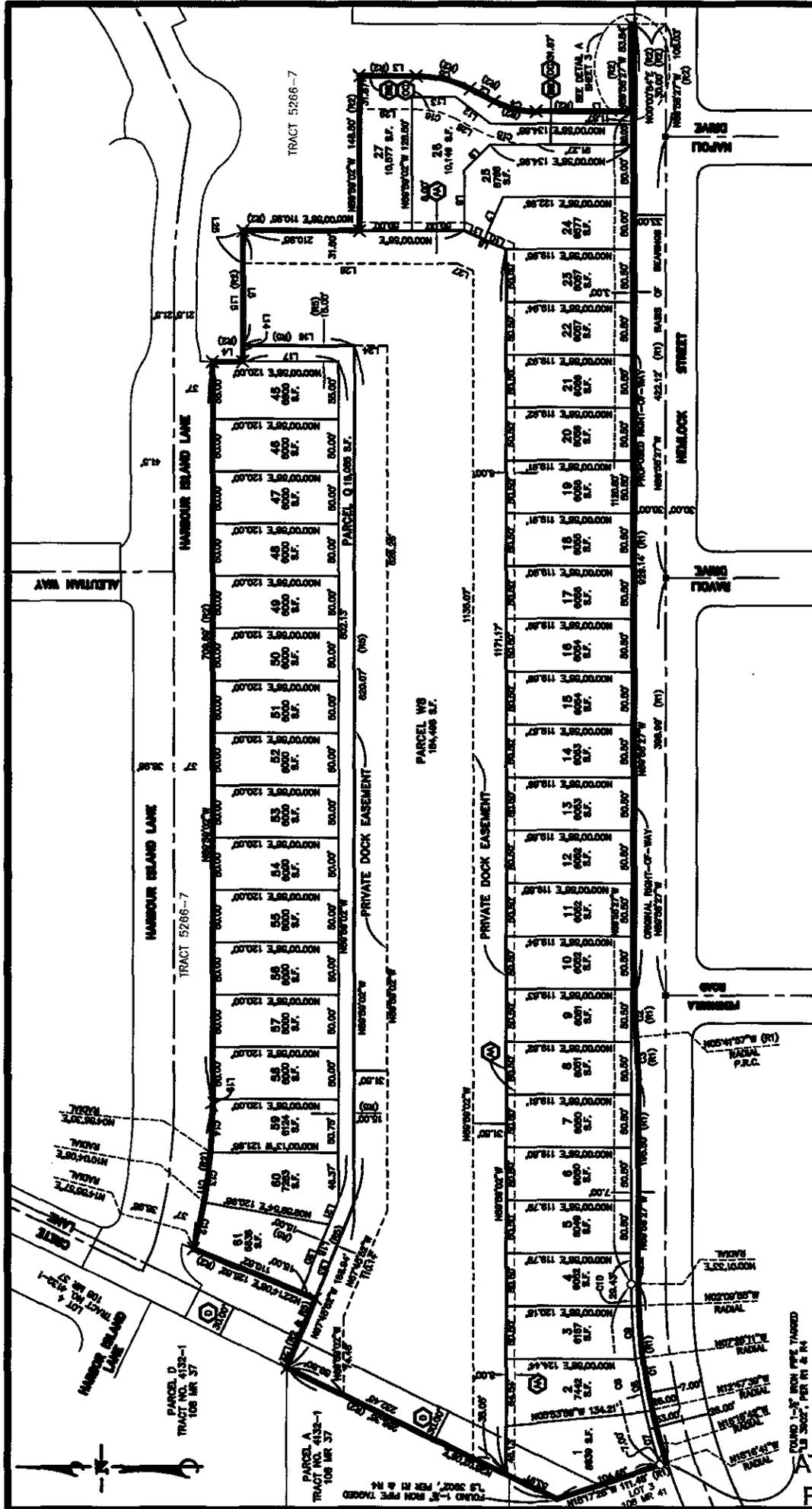
0' 300' 600' 900'
 SCALE IN FEET: 1"=300'

ATTACHMENT # 2
 PAGE 6

Paul Smith & Smith
 ENGINEERS - SURVEYORS
 1000 N. MARIETTE ROAD SUITE 200
 OROVILLE, CALIF. 95966
 (530) 837-0700 (V) (530) 837-0201 (F)
 FAX: (530) 837-0202
 LICENSE NO. 1000022200

FOR BOUNDARY AND EASEMENT DESCRIPTIONS SEE SHEETS 3 AND 4

000011



SEE SHEET 3 FOR LEGEND, NOTES, CURVE AND LINE TABLES



TRACT NO. 5286-8

CITY OF ORANGE
 ORANGE COUNTY, CALIFORNIA
 A PORTION OF PARCEL 1 OF PARCEL MAP NO. 2000-10490 OF OFFICIAL RECORDS
 RECORDED JULY 3, 2009 AS DOCUMENT NO. 2009-10490
 MARCH, 2009

SHEET 4 OF 4

EXISTING EASEMENT NOTES:
 (D) AN EASEMENT GRANTED TO 1974 SURICAL MARINWAY, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY FOR DRAINAGE RELOCATION, CONSTRUCTION OF DRAINAGE IMPROVEMENTS AND MAINTENANCE MARCH 6, 2002 AS INSTRUMENT NO. 2002-002176-00 OF OFFICIAL RECORDS.

PROPOSED EASEMENT NOTES:
 (A) AN 8.00' WIDE EASEMENT FOR SEA WALL REINFORCEMENT MAINTENANCE AND FOR PRIVATE DRAINAGE
 (B) A 31.87' WIDE PROPRIOAL ACCESS EASEMENT IN FAVOR OF COMMUNITY FACILITY DISTRICT #4 AND LOTS 29 AND 27.
 (C) A 31.87' WIDE PUBLIC UTILITY AND ACCESS EASEMENT IS BEING OFFERED TO THE CITY OF ORANGE.

Professional & Smith
 ENGINEERS & SURVEYORS
 12711 BELMONT ROAD
 SUITE 200
 COSTA MESA, CA 92626
 (714) 440-0700 (OFFICE) (714) 440-0701 (FAX)

ATTACHMENT PAGE 3

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8/10



**VERIFICATION OF STATUS:
FINAL MAPS AND IMPROVEMENT PLANS**

Tract/Parcel Map

Project Location:

TRACT 5266-8

- Map requires subdivision improvement 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: 6/12/06



Clara Magaña
Development Services Program

ATTACHMENT 3
PAGE 1 OF 2

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**VERIFICATION OF STATUS:
FINAL MAPS AND IMPROVEMENT PLANS**

Tract/Parcel Map

Project Location:

TRACT 5266-7

- Map requires subdivision improvement 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: 10/12/04

Clara Magaña
Clara Magaña
Development Services Program

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APPROVALS 3
PAGE 2 OF 2