



Meeting Date: 7/18/2006

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

Prepared By: Christopher Williamson, AICP Senior Planner

Agenda Item No. L-1

Reviewed By: City Manager

Rupp
City Attorney

Finance Other (Specify)

DATE: July 17, 2006

TO: City Council

FROM: Susan L. Martin, AICP
Planning and Environmental Services Manager

SUBJECT: Appeal of Certification and also Adoption of Findings and Overriding Considerations for Final SEIR 05-02, Planning and Zoning Permit Nos. 05-620-4 (General Plan Amendment), 05-630-2 (Specific Plan Amendment to the Northeast Community Specific Plan), 05-570-2 (Zone Change), 05-300-23 (Tentative Subdivision Map for Tract No. 5654), 06-670-1 (Development Agreement). Filed by Centex Homes, 27200 Tourney Road, Valencia, CA 91355.

RECOMMENDATION

That City Council:

1. Adopt a resolution upholding the Planning Commission's certification of Final Supplemental Environmental Impact Report 05-02, and also adopt a Statement of Findings of Fact and Statement of Overriding Considerations.
2. Approve a resolution approving General Plan Amendment (PZ 05-620-5) changing the land use designation for portions of two parcels, located on the southeast corner of Oxnard Boulevard and Gonzales Road, from Park to Low Medium Density Residential.
3. Adopt a resolution amending the Northeast Community Specific Plan (PZ 05-630-2) to change the land use designation for portions of two parcels, located on the southeast corner of Oxnard Boulevard and Gonzales Road, from Sports Park to Low Medium Density Residential.
4. Approve the first reading by title only and subsequent adoption of an ordinance changing the zoning (PZ 05-570-2) for portions of two parcels, located on the southeast corner of Oxnard Boulevard and Gonzales Road, from Community Reserve to R-2 PD Multifamily Zone Planned Development.
5. Adopt a resolution approving a tentative subdivision map for Tract No. 5654 (PZ 05-300-23) for two parcels, located on the southeast corner of Oxnard Boulevard and Gonzales Road, creating 99 lots.

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6. Approve the first reading by title only and subsequent adoption of an ordinance approving a development agreement (PZ 06-670-1) for three parcels, generally located on the southeast corner of Oxnard Boulevard and Gonzales Road, stipulating the development and dedication to the City of approximately 12.5 acres of street improvements and park facilities.

SUMMARY

The above requested actions would approve housing and park development of 25 acres at the southeast corner of Oxnard Boulevard and Gonzales Road, composed of a 21-acre privately-owned vacant site (APN's 215-0-010-100/-140) and the four-acre City park at Briana Court and Entrada Drive (APN 215-0-020-010). The proposed project consists of 9.74 acres of sports park with an Olympic-size swimming pool and related facilities, parking, picnic areas, basketball courts, and ball fields; 0.79 acres of bike trail; 94 single-family, two-story, residential units with public streets on 12.68 acres; and 1.81 acres to widen Gonzales Road and Entrada Drive. The proposed General Plan and NECSP amendments and zone change would redesignate from park to housing use only the 12.68-acre housing portion of the 21-acre project site. Centex Homes has agreed to park and roadway improvements and dedications prior to completion of the housing development.

DISCUSSION

The 25-acre project site was previously in agricultural use and the area was annexed into the City in 1997. In 2000, a 306-unit apartment project was proposed for the site, which did not progress to an application. In 2004, a 282-unit condominium project was considered with a larger public park, but also did not progress to an application. The City attempted several times to purchase the site for development as a City park, but was unable to agree on a purchase price with the owners.

The Pre-Application project plan, proposed last July (Plan 1), consisted of 153 cluster-style units and 4.5 additional sports park acres adjacent to the existing 4-acre City park. The second plan (Plan 2) reversed the sports park and housing areas and changed the housing product to single-family homes. Plan 2 was reviewed in the SEIR and recommended for approval by the Planning Commission. The third and current proposal (Plan 3) is for 94 single-family homes and 5.77 additional sports park acres with the housing and park areas in the original configuration that makes the most efficient and functional use of contiguous park acreage. Plan 2 is shown on page 18 of the June 1, 2006 Planning Commission staff report (Attachment 2). Plan 3 and the proposed Tentative Subdivision Map for Tract No. 5654 are included as Attachment 9.

Plan 3 would subdivide and develop 94 housing units on 12.68 acres located along the northern portion of the site, and locate the sports park at the southern end of the project site adjacent to and incorporating the existing four-acre City park. The proposed sports park would be a combination of three parcels totaling 9.74 acres: 1) the City-owned 3.97 acre existing park, 2) Lot 95 with 4.79 acres, and 3) Lot 96 with 0.98 acres. In the sports park, the developer would build a swimming pool, ball fields, parking, and other park facilities and then dedicate all improvements and additional park acreage to the City. The park and bike trail facilities would be built to specifications approved by the Public Works Department and stipulated in the Development Agreement. About 1.8 acres are needed to widen

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Gonzales Road and Entrada Drive, and the road improvements would be completed prior to the housing development. The park plans shown on Exhibit 9 are conceptual, although based on ongoing discussions with Parks and Facilities.

The housing portion of the project, which will return to the Planning Commission on August 17, 2006 for its continued Special Use Permit review, is anticipated to comply with all patio home and street development standards in the Northeast Community Specific Plan.

The Planning Commission held a public hearing on June 1st and certified the Final Supplemental Impact Report (SEIR) 05-02. Certification of the SEIR was appealed by staff so that the City Council may consider it along with the other project entitlements, and also adopt the CEQA-required Findings of Fact and Statement of Overriding Considerations. All environmental impacts were mitigated except the risk of train derailment, which is a Class I risk that already exists and cannot be mitigated by the City.

FINANCIAL IMPACT

The City would have ongoing maintenance, management, and operating costs for the park facilities and public streets.

CW/CW

- Attachment #1 - Planning Commission Minutes of June 1 and June 15, 2006
- #2 - June 1, 2006 Planning Commission staff report
- #3 - Uphold FSEIR certification, Findings of Fact and Statement of Overriding Considerations resolution
- #4 - General Plan Amendment resolution
- #5 - NECSP Amendment resolution
- #6 - Zone Change ordinance
- #7 - Tentative Subdivision Map resolution
- #8 - Development Agreement ordinance
- #9 - Proposed Plan (Plan 3) and Tentative Subdivision Map for Tract No. 5654
- #10- Street Naming Memorandum
- #11- Final SEIR for the Centex Tract No. 5654 Project

Note: Attachments 1, 2, 3, 7, 8, and 11 have been provided to the City Council. Copies are available for review at the Circulation Desk in the Library after 6:00 p.m. on the Thursday prior to the Council meeting and at the City Clerk's Office after 8:00 a.m. on Monday, July 17, 2006.

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CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 05-620-4 FOR A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE MAP TO DESIGNATE PORTIONS OF TWO PARCELS LOCATED ON THE SOUTHEAST CORNER OF OXNARD BOULEVARD AND GONZALES ROAD (APN'S 215-0-010-100/-140) TO LOW MEDIUM RESIDENTIAL. FILED BY CENTEX HOMES, 27200 TOURNEY ROAD, VALENCIA, CA 91355.

WHEREAS, on June 15, 2006 the Planning Commission approved Resolution No. 2006-30 recommending that the City Council adopt a resolution approving Planning and Zoning Permit No. 05-620-4 (General Plan Amendment) filed by Centex Homes changing the land use designation on portions of two parcels located at the southeast corner of Oxnard Boulevard and Gonzales Road from Park to Low Medium Residential; and

WHEREAS, the City Council has held a public hearing and received and reviewed written and oral comments related to proposed General Plan Amendment No. 05-620-4; and

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require the adoption of General Plan Amendment No. 05-620-4; and

WHEREAS, in accordance with Section 15162 of the California Code of Regulations, a supplemental environmental impact report was prepared for General Plan Amendment No. 05-620-4 and the Planning Commission certified the final supplemental environmental impact report; and

WHEREAS, the City Council certifies that the final supplemental environmental impact report for General Plan Amendment No. 05-620-4 was presented to the City Council, and the City Council considered the information contained in the final supplemental environmental impact report before approving this project; and

WHEREAS, the documents and other material that constitute the record of proceedings upon which the decision to certify the final supplemental environmental impact report is located in the Planning and Environmental Services Division, and the custodian of the record is the Planning and Environmental Services Manager; and

WHEREAS, Applicants agree, as a condition of adoption of this resolution at Applicant's own expense, to indemnify, defend, and hold harmless City and its agents, officers, and employees from and against any claim, action or proceeding to attack, review, set aside, void, or annul the approval of this resolution or any proceedings, acts, or determination taken, done, or made prior thereto that were part of the approval process.

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ATTACHMENT 4
PAGE 1 OF 3

NOW, THEREFORE, the City Council of the City of Oxnard resolves to amend the City of Oxnard 2020 General Plan Land Use Map (Figure V-5) land use designation for property located at the southeast corner of Oxnard Boulevard and Gonzales Road, as shown in Exhibit A, attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 18th day of July, 2006 by the following vote:

AYES:

NOES:

ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

Daniel Martinez, City Clerk

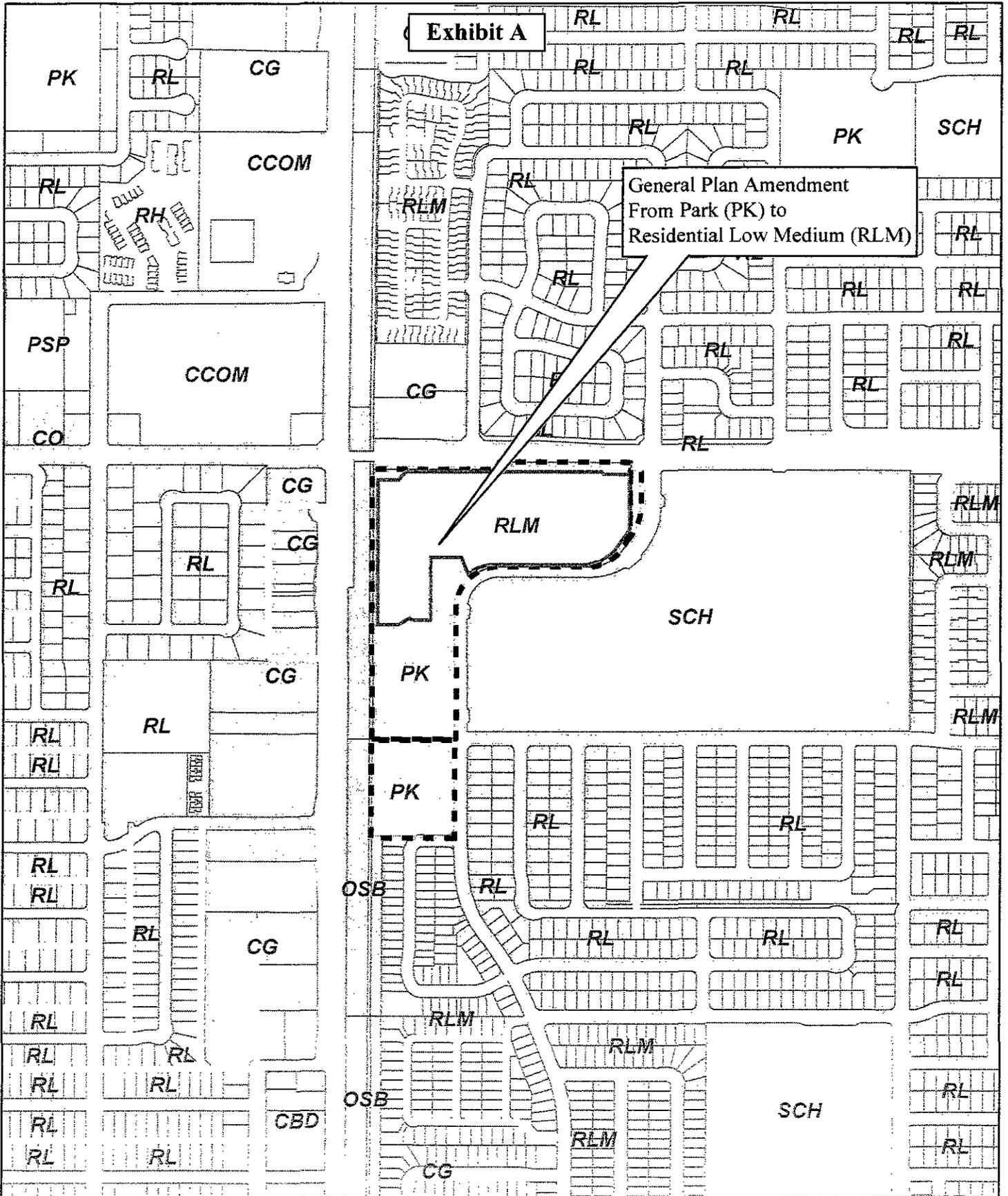
APPROVED AS TO FORM:



Gary L. Gillig, City Attorney

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AMOUNT 4
PAGE 2 OF 3



PZ 05-620-4

General Plan Amendment

Location: SEC Oxnard Bl & Gonzales Rd.

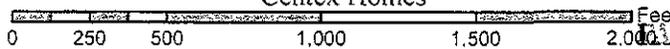
APN: 215001010, 215001014, 215002010

Centex Homes



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Planning & Environmental Services



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July 10, 2004

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 05-630-2 FOR AN AMENDMENT TO THE NORTHEAST COMMUNITY SPECIFIC PLAN TO CHANGE THE LAND USE MAP FOR PORTIONS OF TWO PARCELS LOCATED ON THE SOUTHEAST CORNER OF OXNARD BOULEVARD AND GONZALES ROAD (APN'S 215-0-010-100/-140) TO LOW MEDIUM RESIDENTIAL. FILED BY CENTEX HOMES, 27200 TOURNEY ROAD, VALENCIA, CA 91355.

WHEREAS, on June 15, 2006 the Planning Commission approved Resolution No. 2006-31 recommending that the City Council adopt a resolution approving Planning and Zoning Permit No. 05-630-2 (Specific Plan Amendment) filed by Centex Homes changing the land use designation on portions of two parcels located at the southeast corner of Oxnard Boulevard and Gonzales Road from Sports Park to Low Medium Residential; and

WHEREAS, the City Council has held a public hearing and received and reviewed written and oral comments related to proposed Specific Plan Amendment No. 05-630-2; and

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require the adoption of Specific Plan Amendment No. 05-630-2; and

WHEREAS, in accordance with Section 15070 of the California Code of Regulations, a supplemental environmental impact report was prepared for Specific Plan Amendment No. 05-630-2 and the Planning Commission certified the final supplemental environmental impact report; and

WHEREAS, the City Council certifies that the final supplemental environmental impact report for Specific Plan Amendment No. 05-630-2 was presented to the City Council, and the City Council considered the information contained in the final supplemental environmental impact report before approving this project; and

WHEREAS, the documents and other material that constitute the record of proceedings upon which the decision to certify the final supplemental environmental impact report is located in the Planning and Environmental Services Division, and the custodian of the record is the Planning and Environmental Services Manager; and

WHEREAS, Applicants agree, as a condition of adoption of this resolution at Applicant's own expense, to indemnify, defend, and hold harmless City and its agents, officers, and employees from and against any claim, action or proceeding to attack, review, set aside, void, or annul the approval of this resolution or any proceedings, acts, or determination taken, done, or made prior thereto that were part of the approval process.

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AMENDMENT 5
PAGE 1 OF 3

Resolution No.

Page 2

NOW, THEREFORE, the City Council of the City of Oxnard resolves to amend the City of Oxnard Northeast Community Specific Plan for property located at the southeast corner of Oxnard Boulevard and Gonzales Road, as shown in Exhibit A, attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 18th day of July, 2006 by the following vote:

AYES:

NOES:

ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

Daniel Martinez, City Clerk

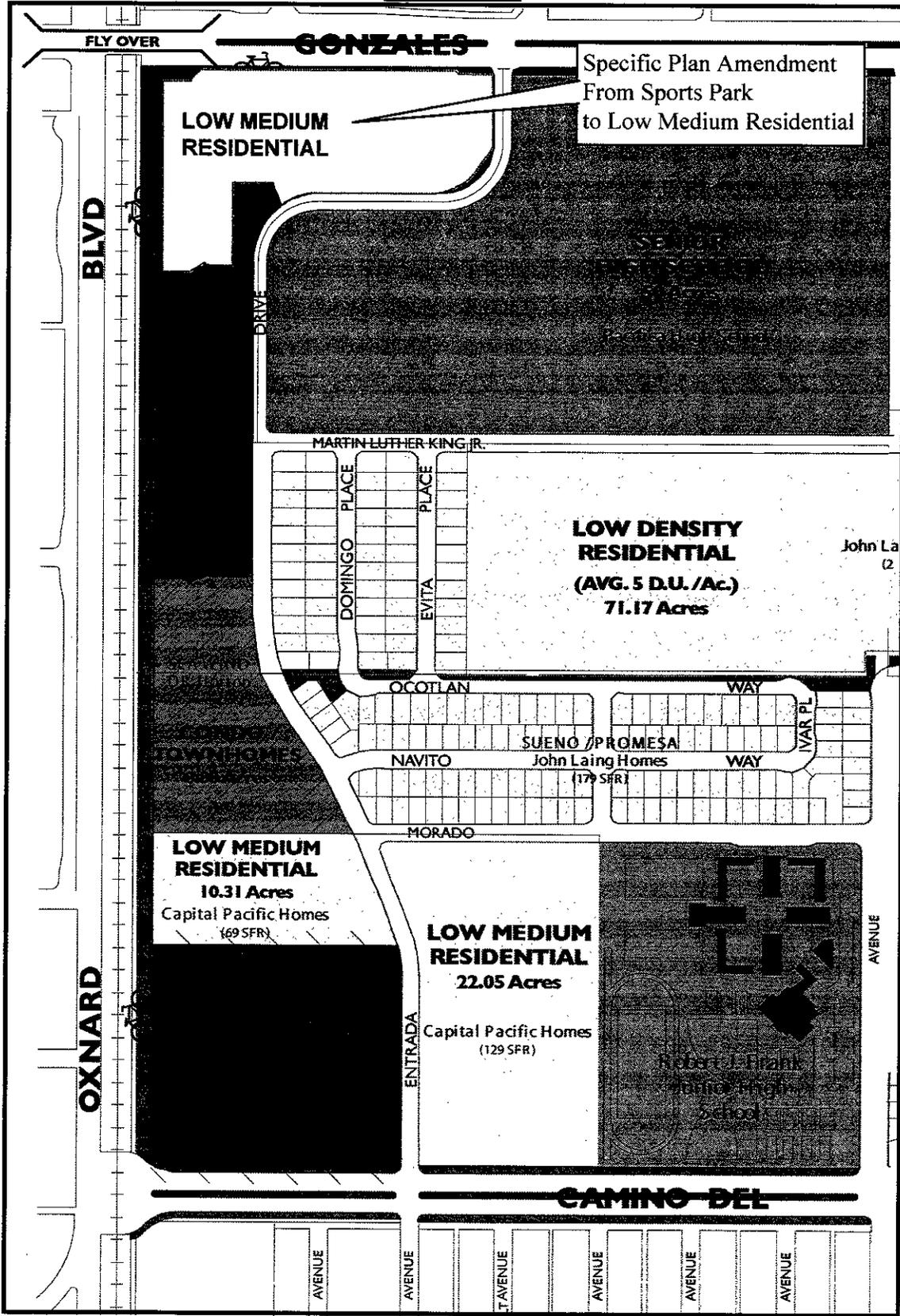
APPROVED AS TO FORM:

Gary L. Gillig, City Attorney

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AMENDED 5
PAGE 2 OF 3

Exhibit A



PZ 05-630-2

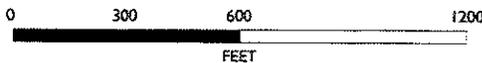
Location: SEC Oxnard Bl & Gonzales Rd.
 APN: 215001010, 215001014, 215002010

Centex Homes



Planning & Environmental Services

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 July 10, 2006
 PAGE 3

CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 05-570-2 TO CHANGE ZONING FOR PORTIONS OF TWO PARCELS LOCATED ON THE SOUTHEAST CORNER OF OXNARD BOULEVARD AND GONZALES ROAD (APN'S 215-0-010-100/-140) TO R-2 MULTI-FAMILY RESIDENTIAL. FILED BY CENTEX HOMES, 27200 TOURNEY ROAD, VALENCIA, CA 91355.

WHEREAS, on June 15, 2006 the Planning Commission approved Resolution No. 2006-32 recommending that the City Council adopt a resolution approving Planning and Zoning Permit No. 05-570-2 (Zone Change) filed by Centex Homes changing the land use designation on portions of two parcels located at the southeast corner of Oxnard Boulevard and Gonzales Road from Community Reserve to R-2 Multi-Family Residential; and

WHEREAS, the City Council has held a public hearing and received and reviewed written and oral comments related to proposed Zone Change No. 05-620-2; and

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require the adoption of Zone Change No. 05-620-2; and

WHEREAS, in accordance with Section 15070 of the California Code of Regulations, a supplemental environmental impact report was prepared for Zone Change No. 05-620-2 and the Planning Commission certified the final supplemental environmental impact report; and

WHEREAS, the City Council certifies that the final supplemental environmental impact report for Zone Change No. 05-620-2 was presented to the City Council, and the City Council considered the information contained in the final supplemental environmental impact report before approving this project; and

WHEREAS, the documents and other material that constitute the record of proceedings upon which the decision to certify the final supplemental environmental impact report is located in the Planning and Environmental Services Division, and the custodian of the record is the Planning and Environmental Services Manager; and

WHEREAS, Applicants agree, as a condition of adoption of this resolution at Applicant's own expense, to indemnify, defend, and hold harmless City and its agents, officers, and employees from and against any claim, action or proceeding to attack, review, set aside, void, or annul the approval of this resolution or any proceedings, acts, or determination taken, done, or made prior thereto that were part of the approval process.

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EXHIBIT 6
PAGE 1 OF 5

WHEREAS, the zone change is consistent with the 2020 General Plan.

NOW, THEREFORE, the City Council of the City of Oxnard does ordain as follows:

- Part 1. Zone Change No. 05-620-2 is approved, as shown on the map attached hereto as Exhibit A and incorporated herein by reference.
- Part 2. Within fifteen days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation, published and circulated in the City. Ordinance No. _____ was first read on July 18, 2006, and finally adopted on _____, 2006, to become effective thirty days thereafter .

AYES:

NOES:

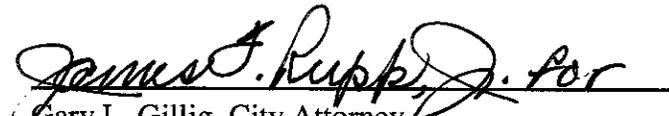
ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Gary L. Gillig, City Attorney

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PAGE 2 OF 5

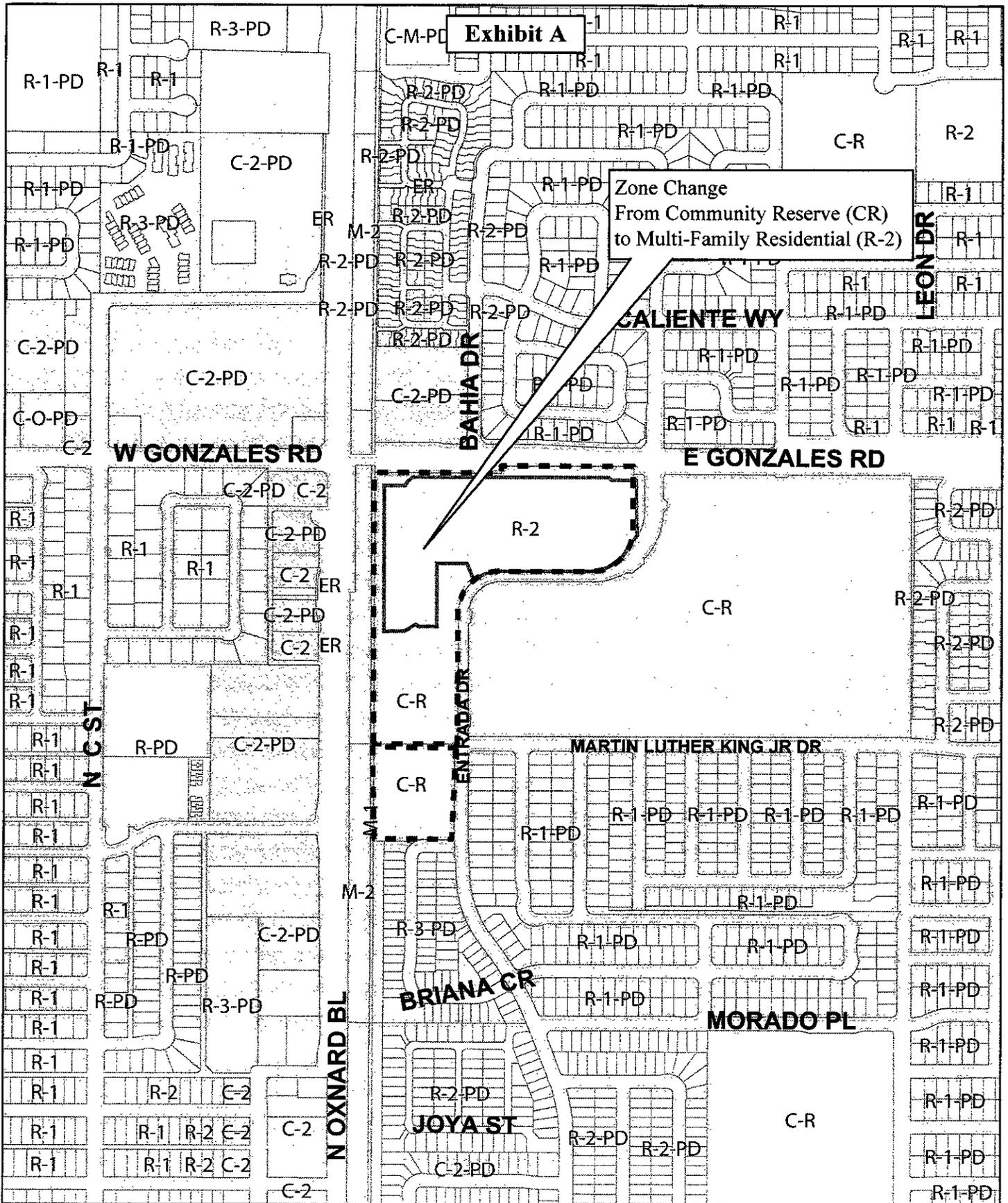


Exhibit A

Zone Change
 From Community Reserve (CR)
 to Multi-Family Residential (R-2)

PZ 05-570-2

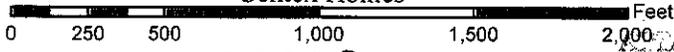
Zone Change

Location: SEC Oxnard Bl & Gonzales Rd.
 APN: 215001010, 215001014, 215002010

Centex Homes



Planning & Environmental Services



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6 July 7, 2006
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TABLE 2-1 LAND USE PROGRAM
NORTHEAST SPECIFIC PLAN LAND USE PROGRAM

LAND USE	AREA (Acres)	SUBTOTAL (Acres)	DENSITY (Dwellings/Acre)	DWELLING UNITS
RESIDENTIAL				
Low Density	298.3		>5	1,477
Low Medium Residential	124	138	7 - 12	96
Medium Density	63.0		18	908
Manufactured Housing	19.5	506.8	7	136
				3,411
COMMERCIAL				
General Commercial	14.5			
Mixed Use	15.0			
Neighborhood Commercial	6.0	35.5		
INDUSTRIAL				
Business Research Park (Mixed Use)	35.5	35.50		
INSTITUTIONAL				
Elementary School	12.0			
Neighborhood Center	2.0			
		14.0		
OPEN SPACE				
Neighborhood Park	12.0			
Buffer	6.8			
Greenbelt	33	11		
Sports Park	2.5	72.2		

1,041

138

11

NO. OF DWELLING UNITS
BY DENSITY RANGE
AND BY CATEGORY



Source: Planning Department, City of Houston
November 1971

LAND USE DEVELOPMENT PLAN

The land use map (see Exhibit 2-1) illustrates the basic pattern, arrangement, and acreage of various permitted uses within the Specific Plan area. The land use allocation provides for a maximum of 3,188 residential units located within 496 acres, 76 acres of commercial uses, 36 acres of business-research park/mixed use, 142 acres of institutional uses, 44 acres of open space buffer, semi-public, and recreational uses, 20 acres of office and 63.2 acres for streets.

3.1 Residential

4,197

Residential uses designated within the Northeast Community Specific Plan include low density, low/medium density, medium density, and manufactured housing.

- 1) Low Density Detached 1,427 units
less than 5 du/ac

Low Density Detached residential units are detached single-family units. These typically include traditional single-family detached units and single-family houses within zero lot line parcels.

1. 规划区范围 2. 总图
3. 规划区范围 4. 总图
5. 规划区范围 6. 总图
7. 规划区范围 8. 总图
9. 规划区范围 10. 总图



Prepared by: [unreadable]
[unreadable]

Part 2. Within 15 days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation within the city. Ordinance No. _____ was first read on _____, 20__ and finally adopted on _____, 20__ to become effective thirty days thereafter.

AYES:

NOES:

ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Gary L. Gillig, City Attorney

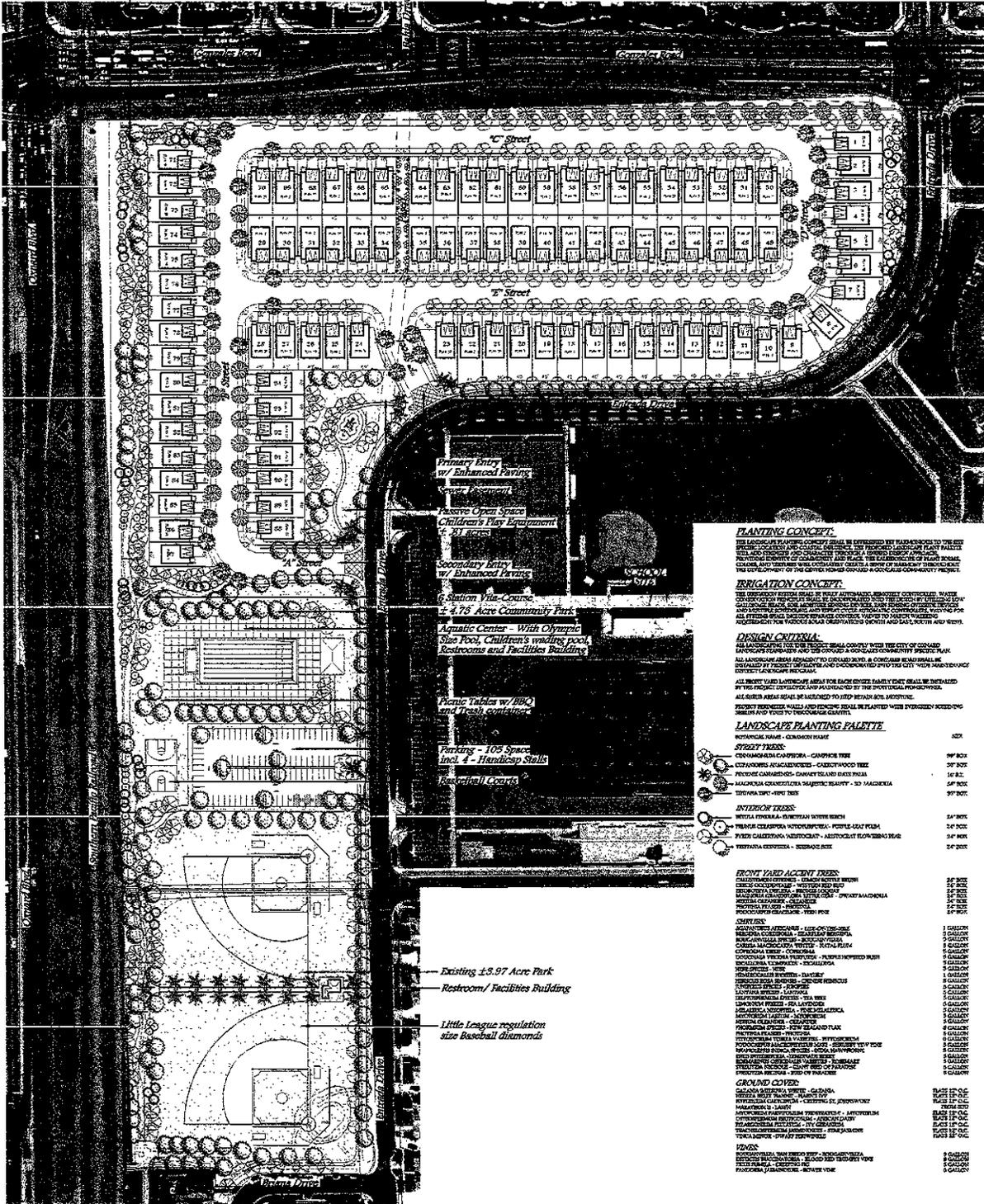
ATTACHMENT NO. 8
PAGE 2 OF 2

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Project Summary:
 Total Site Area: 20.97 Acres
 Total Units: 94 Homes
 Net Developable Site Area: 11.64 Acres
 Total Park Area: 8.51 Acres
 (including existing 5.97 acre park)
 (purposed park dedication 5.54 acres)

Landscape Easement
 Paved Trail Connecting Parks
 & Communities Along Oxnard

Landscape Buffer Zone



PLANTING CONCEPT:

ALL PLANTING SHALL BE PERFORMED BY SUBCONTRACTOR TO THE SITE PREPARE AND CONSTRUCTION SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR. THE PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF OXNARD'S LANDSCAPE DESIGN AND MAINTENANCE MANUAL. THE PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF OXNARD'S LANDSCAPE DESIGN AND MAINTENANCE MANUAL.

IRRIGATION CONCEPT:

ALL IRRIGATION SHALL BE PERFORMED BY SUBCONTRACTOR TO THE SITE PREPARE AND CONSTRUCTION SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR. THE IRRIGATION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF OXNARD'S LANDSCAPE DESIGN AND MAINTENANCE MANUAL. THE IRRIGATION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF OXNARD'S LANDSCAPE DESIGN AND MAINTENANCE MANUAL.

DESIGN CRITERIA:

ALL PLANTING SHALL BE PERFORMED BY SUBCONTRACTOR TO THE SITE PREPARE AND CONSTRUCTION SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR. THE PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF OXNARD'S LANDSCAPE DESIGN AND MAINTENANCE MANUAL. THE PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF OXNARD'S LANDSCAPE DESIGN AND MAINTENANCE MANUAL.

LANDSCAPE PLANTING PALETTE

PLANTING NAME - COMMON NAME	QTY
STREET TREES:	
CESTRUM ALBIFLORUM - GARDENIA TREE	90' BOX
CESTRUM ALBIFLORUM - GARDENIA TREE	90' BOX
CESTRUM ALBIFLORUM - GARDENIA TREE	90' BOX
CESTRUM ALBIFLORUM - GARDENIA TREE	90' BOX
CESTRUM ALBIFLORUM - GARDENIA TREE	90' BOX
INTERIOR TREES:	
CESTRUM ALBIFLORUM - GARDENIA TREE	90' BOX
CESTRUM ALBIFLORUM - GARDENIA TREE	90' BOX
CESTRUM ALBIFLORUM - GARDENIA TREE	90' BOX
CESTRUM ALBIFLORUM - GARDENIA TREE	90' BOX
CESTRUM ALBIFLORUM - GARDENIA TREE	90' BOX
FRONT YARD ACCENT TREES:	
CESTRUM ALBIFLORUM - GARDENIA TREE	90' BOX
CESTRUM ALBIFLORUM - GARDENIA TREE	90' BOX
CESTRUM ALBIFLORUM - GARDENIA TREE	90' BOX
CESTRUM ALBIFLORUM - GARDENIA TREE	90' BOX
CESTRUM ALBIFLORUM - GARDENIA TREE	90' BOX
GROUND COVER:	
CESTRUM ALBIFLORUM - GARDENIA TREE	90' BOX
CESTRUM ALBIFLORUM - GARDENIA TREE	90' BOX
CESTRUM ALBIFLORUM - GARDENIA TREE	90' BOX
CESTRUM ALBIFLORUM - GARDENIA TREE	90' BOX
CESTRUM ALBIFLORUM - GARDENIA TREE	90' BOX



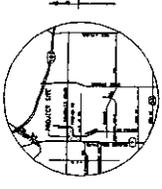
CONCEPTUAL LANDSCAPE PLAN
 OXNARD & GONZALES RD.
 OXNARD, CALIFORNIA
 CENTEX HOMES

WILLIAM HENNINGER ARCHITECTS INC
 200 S. OXNARD AVE. SUITE 200
 OXNARD, CA 93025
 (805) 461-1111
 www.williamhenninger.com

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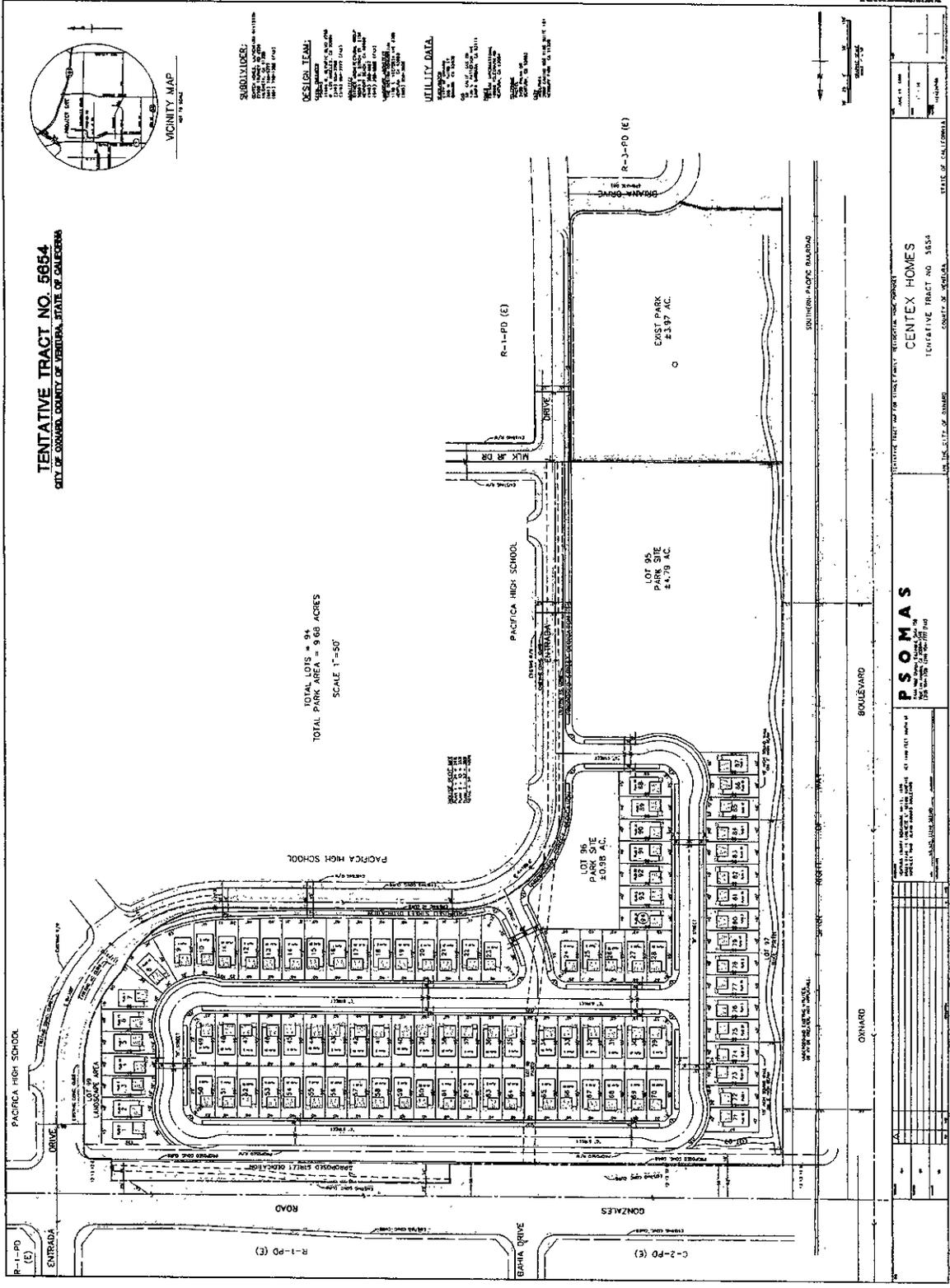
TENTATIVE TRACT NO. 5654
 CITY OF SAN DIEGO COUNTY OF SOUTHERN CALIFORNIA



VICINITY MAP
 1/2" = 1/4" MI.

- SUBDIVISION:**
 1. NAME: TENTATIVE TRACT NO. 5654
 2. DATE: 1/15/54
 3. CITY: SAN DIEGO, CALIF.
- DESIGN ITEM:**
 1. LOTS: 104
 2. TOTAL AREA: 9.66 ACRES
 3. SCALE: 1" = 50'
- UTILITY DATA:**
 1. WATER: 12" MAIN, 6" SERVICE
 2. SEWER: 12" MAIN, 6" SERVICE
 3. GAS: 8" MAIN, 4" SERVICE
 4. TELEPHONE: 2" MAIN, 1" SERVICE
 5. CABLE: 2" MAIN, 1" SERVICE

TOTAL LOTS - 104
 TOTAL PARK AREA - 9.66 ACRES
 SCALE 1" = 50'



<p>P. S. OMAS 1500 G Street, San Diego, California Telephone: 531-1234</p>		<p>CENTEX HOMES TENTATIVE TRACT NO. 5654 COUNTY OF SOUTHERN CALIFORNIA</p>	
<p>DATE: 1/15/54</p>	<p>SCALE: 1" = 50'</p>	<p>DATE: 1/15/54</p>	<p>SCALE: 1" = 50'</p>

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Planning and Environmental Services Division
305 West Third Street • Oxnard, CA 93030 • (805) 385-7858 • Fax (805) 385-7417

July 11, 2006

J. Salcedo
Assistant Project Manager
Centex Homes - LA/Ventura Division
27200 tourney Road, Suite 200
Valencia, CA 91355

RE: *TRACT NO. 5654, (Centex, southeast corner Oxnard Blvd./Gonzales Road)*

Dear Mr. Salcedo:

The following street names have been approved for Tract 5654, as revised. :

"A" Street --	Altamira Avenue (continuation of B Street)
"B" Street --	Altamira Avenue
"C" Street --	Yedra Street
"D" Street --	Dia Drive
"E" Street --	Ventana Place
"F" Street --	Copa Lane

These names are selected in accordance with the City's street naming policies contained in City Council Resolution No. 9311. This resolution establishes procedures for street naming, which includes City Council action prior to consideration of the tentative map. If you have any questions about this letter, please feel free to contact me at (805) 385-7849.

Sincerely,

LINDA WINDSOR
Chairperson, Street Naming Committee

enclosure

cc: Street Naming Committee
Dan Rydberg, Street Maintenance Superintendent
Warren Smith, City Surveyor
Chris Williamson, Project Planner
Tara Willis, Information Systems

EXHIBIT 10
PAGE 1 OF 2

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