



Meeting Date: 2/13/07

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 *WW* Agenda Item No. I-5

Reviewed By: City Manager *JMK* City Attorney *Rupp* Finance *SW* Other (Specify) \_\_\_\_\_

**DATE:** February 13, 2007

**TO:** City Council

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

**SUBJECT:** Final Map for Tract No. 5441-3 (PZ 07-300-1) for Property located Northeast of the Cypress Road and Clara Street Intersection Commonly Known as Cypress Neighborhood Park. Filed by Paragon Communities, Inc.

**RECOMMENDATION**

That City Council adopt a resolution approving the Final Map for Tract No. 5441-3 (PZ 07-300-1).

**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 the second phase, Tract No. 5441-2, was approved by the City Council on May 16, 2006. This map represents the third and final phase of the project and encompasses the 6-acre park site to the east of the residential development.

On January 24, 2007, 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. 5441-3 FOR PROPERTY LOCATED NORTHEAST OF THE CYPRESS ROAD AND CLARA STREET INTERSECTION COMMONLY KNOWN AS CYPRESS NEIGHBORHOOD PARK, SUBJECT TO CERTAIN CONDITIONS. FILED BY PARAGON COMMUNITIES, INC., 203 RICHMOND STREET, EL SEGUNDO, CA 90245.

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 adoption of a Final Map is ministerial per City Council Resolution 10,851 and is exempt from the California Environmental Quality Act; and

WHEREAS, pursuant to Section 66499.21 ½ of the Subdivision Map Act, the filing of this Final Map constitutes the abandonment of a 15-foot wide easement for sewer line purposes.

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

1. Final Map for Tract No. 5441-3 is approved, subject to the conditions set forth in Planning Commission Resolution No. 2004-57 for the Tentative Map, incorporated herein.
2. The Final Map is consistent with the General Plan and is in substantial compliance with the previously approved Tentative Subdivision Map.
3. The abandonment of the 15-foot wide easement for sewer line purposes, as described in document No. 87-187166, is approved and the City Clerk is authorized to sign the title sheet.
4. The Subdivision Improvement Agreement is approved and the Mayor is authorized to execute such Agreement.
5. All offers of dedication shown on such map are accepted subject to improvement.

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ATTACHMENT # 1  
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PASSED AND ADOPTED this 13th day of February 2007, 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

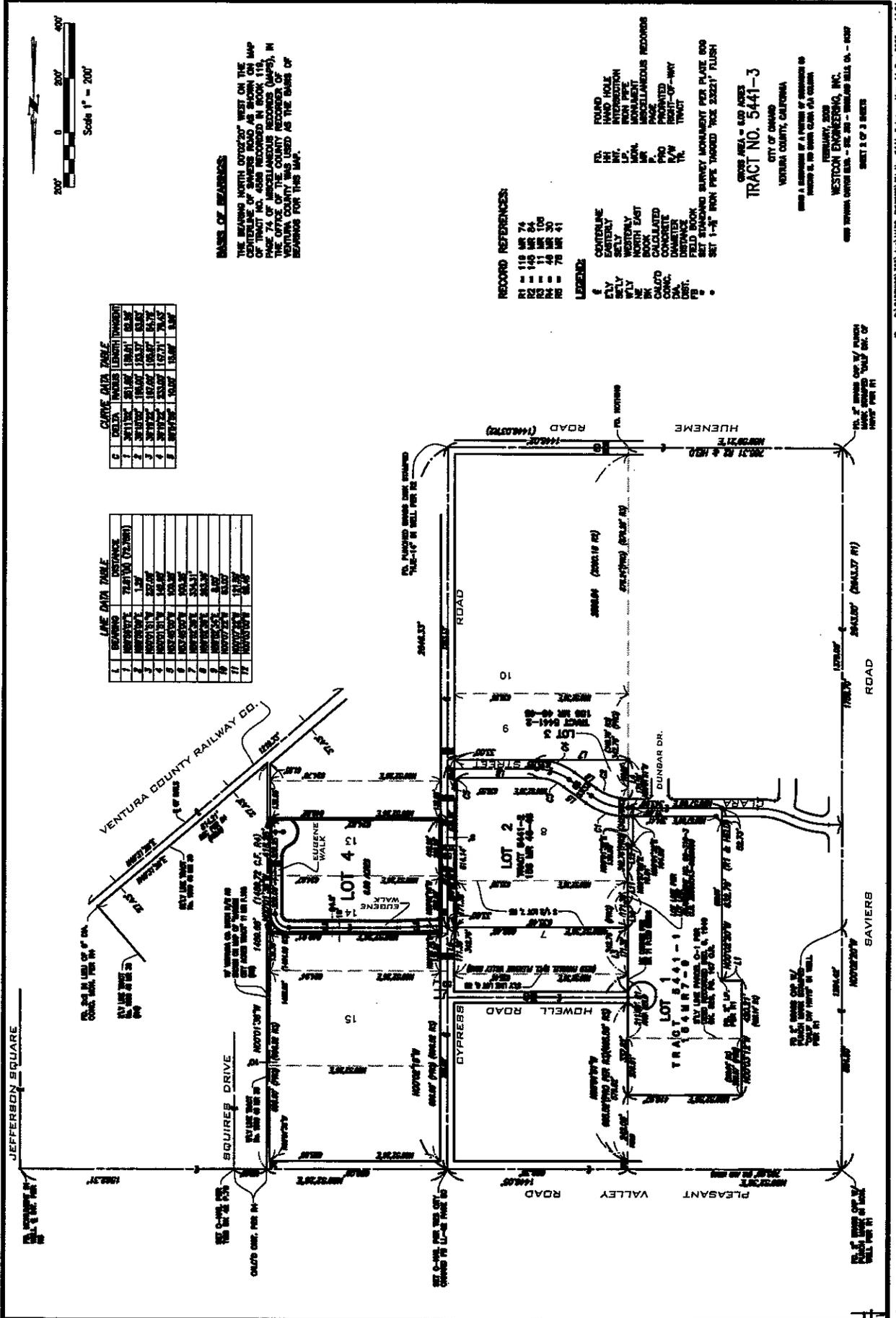
APPROVED AS TO FORM:

  
Gary L. Gillig, City Attorney

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ATTACHMENT # 1  
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**CURVE DATA TABLE**

C	DATA	VALUES	LENGTH	TANGENT
1	28°11'22"	581.00'	581.00'	581.00'
2	28°11'22"	581.00'	581.00'	581.00'
3	28°11'22"	581.00'	581.00'	581.00'
4	28°11'22"	581.00'	581.00'	581.00'
5	28°11'22"	581.00'	581.00'	581.00'
6	28°11'22"	581.00'	581.00'	581.00'
7	28°11'22"	581.00'	581.00'	581.00'

**LINE DATA TABLE**

C	BEARING	DISTANCE
1	N 89°55'00" W	100.00'
2	S 89°55'00" E	100.00'
3	N 89°55'00" W	100.00'
4	S 89°55'00" E	100.00'
5	N 89°55'00" W	100.00'
6	S 89°55'00" E	100.00'
7	N 89°55'00" W	100.00'
8	S 89°55'00" E	100.00'
9	N 89°55'00" W	100.00'
10	S 89°55'00" E	100.00'
11	N 89°55'00" W	100.00'
12	S 89°55'00" E	100.00'
13	N 89°55'00" W	100.00'
14	S 89°55'00" E	100.00'
15	N 89°55'00" W	100.00'
16	S 89°55'00" E	100.00'
17	N 89°55'00" W	100.00'
18	S 89°55'00" E	100.00'
19	N 89°55'00" W	100.00'
20	S 89°55'00" E	100.00'
21	N 89°55'00" W	100.00'
22	S 89°55'00" E	100.00'
23	N 89°55'00" W	100.00'
24	S 89°55'00" E	100.00'
25	N 89°55'00" W	100.00'
26	S 89°55'00" E	100.00'
27	N 89°55'00" W	100.00'
28	S 89°55'00" E	100.00'
29	N 89°55'00" W	100.00'
30	S 89°55'00" E	100.00'
31	N 89°55'00" W	100.00'
32	S 89°55'00" E	100.00'
33	N 89°55'00" W	100.00'
34	S 89°55'00" E	100.00'
35	N 89°55'00" W	100.00'
36	S 89°55'00" E	100.00'
37	N 89°55'00" W	100.00'
38	S 89°55'00" E	100.00'
39	N 89°55'00" W	100.00'
40	S 89°55'00" E	100.00'
41	N 89°55'00" W	100.00'
42	S 89°55'00" E	100.00'
43	N 89°55'00" W	100.00'
44	S 89°55'00" E	100.00'
45	N 89°55'00" W	100.00'
46	S 89°55'00" E	100.00'
47	N 89°55'00" W	100.00'
48	S 89°55'00" E	100.00'
49	N 89°55'00" W	100.00'
50	S 89°55'00" E	100.00'
51	N 89°55'00" W	100.00'
52	S 89°55'00" E	100.00'
53	N 89°55'00" W	100.00'
54	S 89°55'00" E	100.00'
55	N 89°55'00" W	100.00'
56	S 89°55'00" E	100.00'
57	N 89°55'00" W	100.00'
58	S 89°55'00" E	100.00'
59	N 89°55'00" W	100.00'
60	S 89°55'00" E	100.00'
61	N 89°55'00" W	100.00'
62	S 89°55'00" E	100.00'
63	N 89°55'00" W	100.00'
64	S 89°55'00" E	100.00'
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70	S 89°55'00" E	100.00'
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72	S 89°55'00" E	100.00'
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78	S 89°55'00" E	100.00'
79	N 89°55'00" W	100.00'
80	S 89°55'00" E	100.00'
81	N 89°55'00" W	100.00'
82	S 89°55'00" E	100.00'
83	N 89°55'00" W	100.00'
84	S 89°55'00" E	100.00'
85	N 89°55'00" W	100.00'
86	S 89°55'00" E	100.00'
87	N 89°55'00" W	100.00'
88	S 89°55'00" E	100.00'
89	N 89°55'00" W	100.00'
90	S 89°55'00" E	100.00'
91	N 89°55'00" W	100.00'
92	S 89°55'00" E	100.00'
93	N 89°55'00" W	100.00'
94	S 89°55'00" E	100.00'
95	N 89°55'00" W	100.00'
96	S 89°55'00" E	100.00'
97	N 89°55'00" W	100.00'
98	S 89°55'00" E	100.00'
99	N 89°55'00" W	100.00'
100	S 89°55'00" E	100.00'

**BASE OF BEARINGS**  
 THE BEARING NORTH 02°02'00" WEST ON THE CENTERLINE OF SAVERS ROAD AS SHOWN ON MAP OF TRACT NO. 4888 RECORDED IN BOOK 118, PAGE 74 OF MISCELLANEOUS RECORDS (MAPS), IN VENTURA COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

- RECORD REFERENCES:**
- R1 = 118 PG 74
  - R2 = 118 PG 100
  - R3 = 118 PG 30
  - R4 = 48 PG 41
  - R5 = 78 PG 41

- LEGEND:**
- CL CENTERLINE
  - ELV ELEVATION
  - SECT SECTION
  - WLY WESTERLY
  - NE NORTH EAST
  - WLY WESTERLY
  - CONC CONCRETE
  - DIAMETER
  - INCHES
  - DEPT. FEET
  - FB FOUNDATION
  -

**TRACT NO. 5441-3**  
 CROSS AREA - 630 ACRES  
 CITY OF CHANDLER  
 VENTURA COUNTY, CALIFORNIA  
 WESTON ENGINEERING, INC.  
 FEBRUARY, 2009  
 SHEET 1 OF 3 SHEETS









Development Services  
305 West Third Street • Oxnard, CA 93030 • (805) 385-8208 • Fax (805) 385-7854

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

TRACT/PARCEL MAP: 5441-3  
PROJECT LOCATION: CLARA  
EAST OF CYPRESS

- 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: 1/24/07

  
Robert T. Hearne  
Development Services Program

ATTACHMENT # 4  
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