

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 05-300-23 FOR A TENTATIVE SUBDIVISION MAP FOR TRACT NO. 5654 FOR TWO PARCELS LOCATED ON THE SOUTHEAST CORNER OF OXNARD BOULEVARD AND GONZALES ROAD (APN'S 215-0-010-100/-140 AND APN 215-0-020-010), SUBJECT TO CERTAIN FINDINGS. FILED BY ALDERSGATE INVESTMENT, LLC, 300 ESPLANADE DRIVE, OXNARD, CA 93036.

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. 05-300-23 (Tentative Subdivision Map for Tract No. 5654) filed by Aldersgate Investments, LLC; and

WHEREAS, the City Council has held a public hearing and received and reviewed written and oral comments related to proposed Tentative Subdivision Map No. 05-300-23; and

WHEREAS, the City Council directed the Planning Commission to report on the modified project plans; and

WHEREAS, the City Council has received the Planning Commission's report on the modified project plans and taken said report into consideration; and

WHEREAS, the project that is contemplated by the Applicant for this General Plan Amendment calls for the Applicant to construct on the site and dedicate to the City a 4.95-acre park improved with a community competition swimming facility and two baseball fields; and

WHEREAS, the specifications for such park improvements will be agreed to by the City and the Applicant pursuant to the terms and conditions of a Development Agreement, the first reading of which will occur on February 27, 2007; and

WHEREAS, the Applicant will present to the City a performance bond guaranteeing construction and dedication of the park after the City and Applicant agree upon the specifications of the park improvements; and

WHEREAS, the Applicant and the City agree that the amendment of the General Plan shall not be effective until such time as Applicant has fully complied with section 7(f) of the Development Agreement; and

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require the adoption of Tentative Subdivision Map No. 05-300-23; and

WHEREAS, in accordance with Section 15162 of the California Code of Regulations, a supplemental environmental impact report was prepared for Tentative Subdivision Map No. 05-300-23 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 Tentative Subdivision Map No. 05-300-23 was presented to the City Council, the City Council considered the information contained in the final supplemental environmental impact report, and the City Council has determined that the modified project plans are within the scope of analysis and mitigations 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, the City Council finds that the Tentative Subdivision Map complies with all requirements of the Subdivision Map Act and the Oxnard City Code; and

WHEREAS, the City Council finds that the Tentative Subdivision Map, the proposed site, and the design and improvement of the development requested are consistent with the General Plan; and

WHEREAS, the City Council finds that the proposed site is suitable for the type and density of development requested and is not likely to cause substantial environmental damage, serious public health problems or conflict with any publicly acquired easements or access.

NOW THEREFORE, BE IT RESOLVED that this resolution shall not be effective until such time as Applicant has fully complied with section 7(f) of the Development Agreement.

NOW THEREFORE, BE IT FURTHER RESOLVED that this resolution shall be null and void if for whatever reason, the Applicant fails to comply with section 7(f) of the Development Agreement.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Oxnard hereby approves Tentative Subdivision Map for Tract No. 5654 (PZ 05-300-23), subject to the following conditions:

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at

plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. SEIR 03-2).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic
PD	Police	B	Building Plan Checker
SC	Source Control	FD	Fire
PK	Parks	CE	Code Enforcement

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated January 29, 2007, ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. An approved tentative map shall expire thirty-six (36) months after its approval, unless an extension is applied for and approved by the City Council pursuant to Section 15-46 of the City Code. (PL)
4. This permit is granted subject to the City's approval of a tentative map and final map and recordation of the final map. The City shall issue building permits only after such recordation, unless otherwise approved by both the Planning and Environmental Services Manager and the Development Services Manager. Before occupying any structures or initiating any use approved by this permit, Developer shall comply with all conditions of the tentative and final map. (PL/DS)
5. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

6. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
7. Developer shall record with the Ventura County Recorder a "Notice of Land Use Restrictions and Conditions" in a form acceptable to the City Attorney. Before the City issues building permits or allows Developer to occupy the project, Developer shall submit a copy of the recorded document to the Planning and Environmental Services Manager. (PL, G-8)
8. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
9. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property. (PL, G-15).
10. This permit is granted subject to the approval of a general plan amendment for the project property. (PL)
11. This permit is granted subject to the approval of a Northeast Community Specific Plan amendment for the project property. (PL)
12. This permit is granted subject to the approval of a zone change for the project property. (PL)
13. This permit is granted subject to the approval of a development agreement for the project property. (PL)

DEVELOPMENT SERVICES STANDARD CONDITIONS

14. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at the time the City issues building permits. (DS-1)
15. Developer's Engineer shall design parking lot structural sections based on an analysis of the soils R-value and a traffic index (T.I.) approved by the City Engineer. The minimum structural section for parking lots is two inches of asphalt on four inches of base material. Developer shall show the proposed structural section on the site improvement plans. (DS-2)
16. Developer shall have the site improvement plans prepared on standard Development Services Division mylars by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to

issuance of a grading permit, improvement plans must be approved by the City Engineer and the original ink-on-mylar plans filed with Development Services. (DS-3)

17. Each structure shall be served by separate sewer and water services. There shall be no interconnections between structures. (DS-8)

18. Developer shall install on-site and off-site utility services underground in accordance with City ordinances in effect at the time City issues the building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)

19. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code and shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)

20. A civil engineer licensed in the State of California shall prepare the public improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Such plans and documents shall include, but not be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans; a master utility plan showing the layout and location of all on-site and off-site utility improvements that serve the project; construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not accept an application for the final map or parcel map for the project or issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)

21. Developer shall process permanent master planned improvements that are eligible for reimbursement in accordance with City policies, resolutions, and ordinances in effect at the time of recordation of the final map or parcel map or if there is no such map, then at the time of public improvement plan approval. (DS-17)

22. Developer agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Developer's expense, City and its agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided for in Government Code Section 66499.37, to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached thereto. City shall promptly notify Developer of any such claim, action or proceeding of which City receives notice, and City will cooperate fully with Developer in the defense thereof. Developer shall reimburse City for any court costs and attorney's fees that City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Developer of the obligations of this condition. Developer's acceptance of this resolution or

commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. (DS-18)

23. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, breezeways, parkways, landscaping, utilities, drainage facilities, and other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)

24. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the Development Services Manager issue a stop work order until such time as the graffiti is removed. (DS-20)

25. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)

26. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)

27. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)

28. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)

29. Prior to approval of the final map or parcel map, Developer shall provide the City Engineer with written evidence from the Ventura County Clerk's Office that Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493. (DS-26)

30. "Standard Specifications for Public Works Construction," latest edition, and any modifications thereto by City, and City of Oxnard Standard Land Development Specifications and all applicable City Standard Plans, shall be the project specifications,

except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)

31. Developer shall retain a Civil Engineer licensed in the State of California to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as-built" plans after project completion. Developer's submittal of the certified "as-built" plans is a condition of City's final acceptance of the project. (DS-29)

32. All grading shall conform to City's grading ordinance and any recommendations of Developer's soils engineer that have been approved by the City Engineer. Developer shall conform to all applicable notes specified on the site improvement/grading plan cover sheet and grading permit. (DS-30)

33. In order to mitigate any potential flooding or erosion affecting adjacent properties and public rights-of-way, Developer shall construct required drainage facilities concurrently with the rough grading operations, or with prior approval of the City Engineer, provide interim drainage improvements on a temporary basis. (DS-31)

34. Storm drain, sewer and water facilities shall conform to applicable City Master Plans. Developer shall prepare plans for these facilities in accordance with City's engineering design criteria in effect at the time of improvement plan submittal. Developer shall submit plans with pertinent engineering analyses and design calculations for review and approval by the City Engineer prior to issuance of a site improvement permit. (DS-34)

35. Each lot shall drain into a street, alley, or approved drain so that there will be no undrained depressions. (DS-35)

36. Prior to issuance of a site improvement permit, Developer shall provide to the City Engineer easements or written consents from all affected landowners for any diversion of historical flows or change in drainage conditions caused by the project, as evidence that such landowners accept any additional water flowing over their property. (DS-36)

37. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)

38. By title sheet dedication at the time of filing the subdivision map, Developer shall dedicate all water rights for the project property to City. (DS-39)

39. Developer shall install water mains, fire hydrants and water services in conformance with City Standard Plans and specifications as directed by the City Engineer. (DS-41)

40. Developer shall install adequately sized water services and meters to each lot or unit in accordance with City standards in effect at the time City issues building permits. There shall be no interconnections between structures. (DS-42)

41. Prior to issuance of building permits, Developer shall present to the City Engineer a "Proof of Payment - Authorization for Building Permits" form issued by the Calleguas Municipal Water District. (DS-44)

42. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)

43. Prior to designing the water system for the project, Developer shall have a certified fire flow test performed to determine existing water pressure and flow characteristics. The water system shall be designed to allow for a 10 psi drop in the static water pressure measured during the fire flow test. After construction and before City issues a certificate of occupancy, the City Engineer may require a second test. Before performing the tests, Developer shall obtain permits from the City Engineer. Developer shall have all tests certified by a mechanical, civil, or fire protection engineer and provide written results of all tests to the City Engineer. (DS-47)

44. Developer shall construct all street and road improvements in conformance with the City Code, the City's 2020 General Plan, and any applicable specific plan. (DS-48)

45. Developer shall dedicate and improve to City standards all sidewalks, parkways, streets, alleys, and street appurtenances. City will name all streets in accordance with adopted City guidelines. (DS-49)

46. Street and road improvements shall conform to City standards and policies. Improvements shall include upgrading of existing pavement along the project frontage to City standards by removing and replacing or overlaying, as directed by the City Engineer. (DS-51)

47. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)

48. Prior to release of the final map or parcel map for recordation, Developer shall provide the City Engineer with a 100-scale base map for addressing purposes. The map shall be drawn on 18-inch by 24-inch mylar and shall show the standard address map title block, north arrow, street names, tract number, phase boundary and lot numbers. The City will assign all addresses. (DS-56)

49. Prior to release of the final map or parcel map for recordation, Developer shall post a bond or other security satisfactory to the City Attorney, guaranteeing that all monuments will be set as required by the Government Code and the City Code. (DS-57)

50. Developer shall dedicate to City and improve streets abutting a park site to their full width in accordance with City standards. (DS-58)

51. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and cross-connection control. (DS-59)

52. As part of the master utility plans, Developer shall submit a street lighting plan. On City's approval of the plan, Developer shall install streetlights in accordance with the plan. (DS-60)

53. As a part of the site improvement plans, Developer shall submit a master utility plan that shows the relative location of all public and private utilities (including gas, electric, street lights, telephone and cable television lines) in accordance with City standard plans. (DS-61)

54. Prior to City approval of any development improvement plans, Developer shall obtain approval signatures from Southern California Edison Company, Southern California Gas Company, General Telephone Company, and all cable television companies. (DS-63)

55. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)

56. Developer shall provide a 105-gallon refuse container for each project property. Developer may not store refuse containers in the public right-of-way. (DS-67)

57. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)

58. Prior to issuance of a building permit, all traffic signal, pavement marking and sign plans shall be prepared by a registered California traffic engineer and approved by the City Engineer prior to issuance of a grading, site improvement or a building permit. (TR-74)

59. Prior to issuance of an encroachment permit, Developer's shall obtain City's approval of a contractor qualified to install traffic signals, pavement markings and signs. (TR-76)

STORMWATER QUALITY CONDITIONS

60. Developer shall comply with all National Pollutant Discharge Elimination System (NPDES) permit Best Management Practice (BMP) requirements in effect at the time of grading or building permit issuance. Requirements shall include, but not be limited to, compliance with the Ventura Countywide Stormwater Quality Urban Impact Mitigation Plan (SQUIMP). (DS-78)

61. Prior to issuance of a certificate of occupancy, on-site storm drain inlets shall be labeled "Don't Dump - Drains to Ocean" in accordance with City standards. Before City issues a site improvement permit, the requirement to label storm drain inlets shall be shown on the civil engineering plans. (DS-85)

62. Prior to issuance of a grading permit or commencement of any clearing, grading or excavation, Developer shall provide the City Engineer with a copy of a letter from the California State Water Resources Control Board, Storm Water Permit Unit assigning a permit identification number to the Notice of Intent (NOI) submitted by Developer in accordance with the NPDES Construction General Permit. Developer shall comply with all additional requirements of the General Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall identify potential pollutant sources that may affect the quality of discharges to stormwater and shall include the design and placement of recommended Best Management Practices (BMPs) to effectively prohibit pollutants from the construction site entering the storm drain system. Developer shall keep the SWPPP updated to reflect current site conditions at all times and shall keep a copy of the SWPPP and the NOI on the site and make them available for City or designated representative to review upon request. (DS-86)

DEVELOPMENT SERVICES SPECIAL CONDITIONS

63. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a CD containing digital copies of the final subdivision map, address map, and civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD containing all changes that occur during construction. (DS-101)

64. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment shall be provided to the Development Services Division prior to issuance of a building permit. (DS-105)

65. Prior to recordation of the subdivision map, Developer shall cause the Assessment District Engineer to reapportion the existing assessments in accordance with the proposed resubdivision. (DS-109)

66. That portion of the site draining into the Ventura Road Watershed shall be designed to limit the runoff rate (to approximately 0.82 cfs/acre) and provide on-site detention in conformance with the previously approved drainage studies for this drainage system. (DS)

67. All storm water from temporarily undeveloped areas of the site shall be desilted prior to conveyance into a City storm drain system. (DS)

68. The property owner is responsible for the maintenance and operation of all BMPs not accepted for maintenance by the City. Using forms provided by the Development Services Program, Developer shall submit a National Pollutant Discharge Elimination System (NPDES) Best Management Practices Implementation and Maintenance Program ("the Program") for BMPs proposed for private maintenance. Developer shall provide proof of inclusion of maintenance requirements in the project CC&R's. (DS)
69. Developer shall design the project to minimize degradation of stormwater quality. Using Best Management Practices (BMPs), such as oil and water separators, sand filters, landscaped areas for infiltration, basins or approved equals, Developer shall intercept and effectively prevent pollutants from discharging to the storm drain system. The stormwater quality system design shall be approved by the City Engineer prior to the issuance of a site improvement permit. (DS)
70. The location of storm water quality devices is subject to the approval of the Development Services Manager. (DS)
71. Developer shall design individual lot drainage to be conveyed via surface swales. No underground yard drains shall be included in fine grade drainage design. (DS)
72. Developer's engineer shall provide calculations to determine if the existing downstream stormwater quality devices were sized to adequately treat stormwater runoff from this development in addition to the other existing flows to the device. If the existing downstream devices are adequately sized (or can be retrofitted to provide adequate treatment), this development shall only be required to provide onsite stormwater treatment for portions of the project runoff that bypass those downstream devices. This condition does not affect the requirement for this project to provide for appropriate infiltration and detention. (DS)
73. Developer's improvements shall include provision of stormwater treatment for the park portions of the project as required to meet NPDES regulations. (DS)
74. Developer shall design the sewer system such that there are no direct connections of sewer laterals to the existing City trunk line. Developer shall minimize the number of connections to the trunk line as directed by the Development Services Manager. (DS)
75. Developer shall either raise to grade or properly cut off and bury all existing manholes on the City's existing sewer trunk line within the property. The Development Services Manager, based on manhole location and adjacency of nearby manholes, shall make the final determination of treatment. (DS)
76. Developer shall minimize the amount of concrete used to construct the disabled access ramps at street intersections. (DS)
77. Developer shall prepare a neighborhood traffic management plan jointly with the City's traffic engineer. The traffic management plan will determine improvements that

can be constructed to deter speeding potential within this development. The plan could include devices such as landscaped traffic circles. The cost of construction and maintenance of such devices will be borne by the development. (DS)

78. Developer shall dedicate the future flyover right-of-way to the City as right-of-way on the final map. (DS)

79. Developer shall construct full improvements to the multi-use trail along the project's westerly boundary as directed by the Parks Division. Improvements shall include, but not be limited to, landscaping, irrigation, sidewalk, drainage, grading, lighting, and concrete "split rail" fencing. Design shall include a 2 feet of level ground adjacent to the concrete trail and slopes with a maximum grade of 4'(H) to 1'(V). Developer shall obtain the railroad's approval for any construction that encroaches into railroad property or negatively affects railroad right-of-way. (DS)

80. Developer shall construct multi-use trail to connect to the existing disabled access ramp at the southeast corner of the Oxnard Boulevard and Gonzales Road intersection. Improvements shall include restriping of the crosswalk as determined necessary by the City Traffic Engineer. Developer shall obtain an encroachment permit from the railroad for construction within the railroad jurisdiction. Proof of encroachment permit shall be provided prior to issuance of a site improvement permit. (DS)

81. Developer shall construct parkway and sidewalk improvements along Gonzales Road in accordance with the Northeast Community Specific Plan requirements. Sidewalk layout shall not include sudden jogs in alignment. Final layout is subject to approval of the Development Services Manager. (DS)

82. Developer shall grind (0.1' Minimum) and overlay Gonzales Road from median curb face to southerly curb and gutter installation of underground utilities and pavement widening to provide a smooth homogeneous surface. Grind and overlay for Gonzales Road shall extend along the entire frontage of the project. Project improvements shall include a re-striping plan for Gonzales Road. (DS)

83. Streetlights installed within this project shall be of "Nostalgic" style in accordance with the Specific Plan requirements and spaced according to the City Traffic Engineer's requirements. A street lighting plan shall be prepared by the developer and is subject to approval by the City Engineer prior to issuance of a construction permit. (DS)

84. Developer's engineer shall provide detailed sewer, water, and drainage system calculations and plans. The design and sizing of all proposed sewer, water, and drainage improvements shall meet the needs of the ultimate specific plan build-out. The required calculations and plans are subject to the approval of the City engineer prior to the issuance of a site improvement/grading permit or recordation of the final map.

85. Phasing of infrastructure improvements is subject to the review and approval of the City engineer. At all times developer shall provide two points of vehicular access (one

may be temporary) to all portions of the project. Temporary improvements including, but not limited to, barricades, paved turnaround areas, and water line blowoffs, may be required. (DS)

86. All proposed utilities shall be located in the street in accordance with City Standard utility locations. (DS)

87. The proposed 50 foot average wide greenbelt/bike path along the westerly project boundary shall be delineated as a separate parcel on the tract map. (DS)

88. Developer shall irrevocably offer to dedicate, in "fee simple", all park, greenbelts, and similar parcels to the City on the final map. Acceptance of these parcels on the title sheet of the final map is at the option of the City. Until such time as the City Council accepts such dedication these parcels shall be owned and maintained by the Developer. (DS)

89. Developer shall provide appropriately sized sewer, water (domestic, irrigation, and fire), and storm drain lateral stubs five (5) feet beyond the property line for the proposed public park site(s) at the time of infrastructure construction. Location of these stubs shall be coordinated with the park designer by the developer's engineer. Developer's engineer shall demonstrate, prior to approval of the infrastructure improvement plans, that the proposed storm drain, sewer, and water stubs are capable of adequately serving, both in capacity and elevation, the park parcel. Extension of these lines further into the park site shall be at the direction of the Director of Public Works. (DS)

90. Developer shall obtain the written approval of the Railroad for any proposed alterations affecting property under the control of the railroad. (DS)

91. Existing overhead utility lines on or adjacent (including adjacent easements and rights-of-way) to this development shall be placed underground in accordance with City of Oxnard ordinances in effect at the time of tentative map approval. Developer shall include the requirement to place these utilities underground on the site improvement plans. Prior to recordation of the final map, Developer shall post security satisfactory to the City guaranteeing utility relocation. (DS)

92. Developer shall construct a level concrete pad, at each unit, for the storage of two (2) refuse containers out of view of the street. Developer shall provide a paved path from the storage location to the street curb. The storage location and path shall not be located within the garage. All gates or doors along the path shall be constructed with a minimum of thirty-six (36) inches of clear space to allow passage of the City issued containers. (DS)

93. Developer shall list construction related EIR mitigation measures on the grading plans. Developer shall cause all project contractors to comply with these measures during all phases of construction. (DS)

94. The remaining unpaid assessment(s) for Oxnard Boulevard (Highway 1)/Highway 101 interchange assessment district shall be paid in full to the City of Oxnard by the Developer at the time of issuance of the first building permit for this project. The homeowners shall not be responsible for any future payments of the district bonds. (DS)

95. Developer shall install landscaping that meets Caltrans' sight distance requirements for all roadways within or adjacent to the project frontage. (TR)

96. Developer shall dedicate right-of-way from the centerline of Gonzales Road extending 90 feet southerly. The right-of-way shall extend from Oxnard Boulevard to Entrada Drive and shall be dedicated on the final map. (TR)

97. Prior to the issuance of a Certificate of Occupancy by the City, Developer shall improve Gonzales Road from Oxnard Boulevard to 350 feet east of Entrada Drive to provide six 12-foot wide through lanes, two 8-foot wide bike lanes, and a 16-foot wide landscaped median plus all existing channelization to the satisfaction of the City Traffic Engineer. (TR)

98. The City may explore vacating to Developer minor portions of the Entrada Drive right-of-way just south of the Entrada Drive/Gonzales Road intersection, generally opposite the entrance to Pacific High School, with the intent of adding area to proposed lots so that the required setbacks for patio homes in those respective lots are achieved, without reducing required and/or desirable parkway, sidewalk, and landscaping buffer areas along the north side of Entrada Drive.

99. Developer shall install an underground storm drain lateral to Lot 52 (Option parcel) as a part of the initial storm drain construction. (DS)

100. Developer shall include provisions to promote infiltration in the design and implementation of the proposed underground detention system. Final proposal is subject to approval of the Development Services Manager. (DS)

101. Developer shall grind (0.1' Minimum) and overlay Entrada Drive from curb face to curb face after installation of underground utilities and pavement widening to provide a smooth homogeneous surface. Grind and overlay for Entrada Drive shall extend the full length of construction within Entrada Drive. Project improvement plans shall include a re-striping plan for Entrada Drive. (DS)

102. Developer shall install fire hydrants along the project's Entrada Drive frontage in accordance with the requirements of the Fire Marshall. (DS)

103. Developer shall have the horizontal alignment, striping and signage of the proposed Entrada Drive/Altamira Avenue and the Entrada Drive/Dia Drive intersections reviewed and approved by a California registered Traffic Engineer ("Traffic Engineer") prior to submittal of the plans to the City for initial review. The Traffic Engineer shall submit a signed and sealed letter stating that these intersections are designed in

accordance with common engineering practice for such facilities. The traffic flow requirements (number of lanes, lane width, turning movements, etc.) shall be obtained from the City Traffic Engineer prior to initial design. (DS)

104. Developer shall remove, redesign and reconstruct the existing westerly curb of Entrada Drive near the intersection with Martin Luther King Drive to align the curb with the proposed curb north and south of this intersection. (DS)

105. Developer shall have the intersection of Martin Luther King Drive and Entrada Drive reviewed by a California registered Traffic Engineer to determine the appropriateness of installation of curb bulb-outs or similar traffic calming devices to slow traffic along Entrada Drive. Final determination of the redesign of this intersection shall be made by the City Traffic Engineer. All costs associated with the review and reconstruction of the intersection shall be borne by the Developer. (DS)

106. Prior to submittal of site construction drawings, Developer shall review the extent of proposed pavement within the project to minimize the amount of imperviousness created and propose a revised pavement plan for approval by the Development Services Manager. Revisions shall include review of proposed knuckle design, use of pervious materials for driveways, and other refinements to enhance stormwater percolation. In accordance with the Stormwater Quality Urban Impact Mitigation Plan ("SQUIMP"), Developer shall reduce impervious land coverage of project to the extent practical while continuing to meet the operating requirements of the proposed use. (DS)

107. Developer shall provide a bicycle friendly connection between the proposed trail running parallel to the railroad tracks and the eastbound bicycle trail adjacent to the southerly curb of Gonzales Road. This connection shall merge bicycle traffic onto Gonzales Road in a safe manner. (DS)

108. Developer shall provide a pedestrian connection along the south side of Copa Lane that connects Entrada Drive to the proposed trail running parallel to the railroad tracks. The final design of this connection is subject to the approval of the Development Services Manager. (DS)

109. Developer shall dedicate on the final map an access easement for governmental vehicles over all private streets and alleys within the project. The easement shall be offered to the City for public health, safety, and welfare purposes. (DS)

110. Developer shall place any proposed stormwater treatment devices upstream of the detention facilities to minimize maintenance requirements of the underground facilities. (DS)

111. Developer shall dedicate a waterline easement to the City for all watermains within private streets. (DS)

112. Sewer lines, stormdrain lines and detention facilities within private streets or lots shall be privately owned and maintained. Developer shall provide proof of inclusion of maintenance of these facilities in project CC&Rs. (or similar document) (DS)

PASSED AND ADOPTED this 27th day of February, 2007 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

TENTATIVE TRACT NO. 5654
CITY OF Oxnard, COUNTY OF VENTURA, STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE

NOTES:

1. ALL LOTS ARE TO BE SUBDIVIDED INTO 90 LOTS FOR SINGLE FAMILY RESIDENCES, 100 LOTS FOR CONDOMINIUMS, 100 LOTS FOR TOWNHOMES, 100 LOTS FOR APARTMENTS, 100 LOTS FOR OFFICES, 100 LOTS FOR RETAIL, 100 LOTS FOR INDUSTRIAL, 100 LOTS FOR AGRICULTURE, 100 LOTS FOR OPEN SPACE, 100 LOTS FOR PARKS, 100 LOTS FOR COMMUNITY CENTER, 100 LOTS FOR SENIORS CENTER, 100 LOTS FOR HEALTH CARE, 100 LOTS FOR EDUCATION, 100 LOTS FOR CULTURAL, 100 LOTS FOR ARTS AND RECREATION, 100 LOTS FOR HISTORIC PRESERVATION, 100 LOTS FOR LANDMARKS, 100 LOTS FOR MONUMENTS, 100 LOTS FOR MEMORIALS, 100 LOTS FOR STATUES, 100 LOTS FOR FOUNTAINS, 100 LOTS FOR GARDENS, 100 LOTS FOR TREES, 100 LOTS FOR PLANTS, 100 LOTS FOR ANIMALS, 100 LOTS FOR BIRDS, 100 LOTS FOR INSECTS, 100 LOTS FOR FISH, 100 LOTS FOR AMPHIBIANS, 100 LOTS FOR REPTILES, 100 LOTS FOR MAMMALS, 100 LOTS FOR BATS, 100 LOTS FOR MOLLUSKS, 100 LOTS FOR ARACHNIDS, 100 LOTS FOR INVERTEBRATES, 100 LOTS FOR PLANTS, 100 LOTS FOR ANIMALS, 100 LOTS FOR BIRDS, 100 LOTS FOR INSECTS, 100 LOTS FOR FISH, 100 LOTS FOR AMPHIBIANS, 100 LOTS FOR REPTILES, 100 LOTS FOR MAMMALS, 100 LOTS FOR BATS, 100 LOTS FOR MOLLUSKS, 100 LOTS FOR ARACHNIDS, 100 LOTS FOR INVERTEBRATES.
2. THE PROPOSED LAYOUT OF THE TRACT IS SUBJECT TO THE APPROVAL OF THE CITY OF Oxnard AND THE COUNTY OF VENTURA.
3. THE PROPOSED LAYOUT OF THE TRACT IS SUBJECT TO THE APPROVAL OF THE CITY OF Oxnard AND THE COUNTY OF VENTURA.
4. ALL PROPOSED STREETS, DRIVEWAYS, AND PUBLIC UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF Oxnard AND COUNTY OF VENTURA STANDARDS.
5. THE PROPOSED LAYOUT OF THE TRACT IS SUBJECT TO THE APPROVAL OF THE CITY OF Oxnard AND THE COUNTY OF VENTURA.
6. THE PROPOSED LAYOUT OF THE TRACT IS SUBJECT TO THE APPROVAL OF THE CITY OF Oxnard AND THE COUNTY OF VENTURA.
7. UTILITIES ARE AVAILABLE TO THE SITE.
8. THERE ARE NO OAK TREES ON THE SITE.
9. THE PROPOSED LAYOUT OF THE TRACT IS SUBJECT TO THE APPROVAL OF THE CITY OF Oxnard AND THE COUNTY OF VENTURA.
10. THE PROPOSED LAYOUT OF THE TRACT IS SUBJECT TO THE APPROVAL OF THE CITY OF Oxnard AND THE COUNTY OF VENTURA.
11. THE PROPOSED LAYOUT OF THE TRACT IS SUBJECT TO THE APPROVAL OF THE CITY OF Oxnard AND THE COUNTY OF VENTURA.
12. THE PROPOSED LAYOUT OF THE TRACT IS SUBJECT TO THE APPROVAL OF THE CITY OF Oxnard AND THE COUNTY OF VENTURA.

LEGAL DESCRIPTION

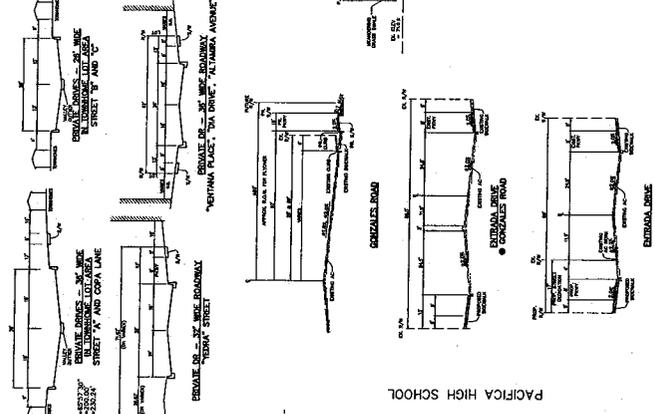
THE PROPERTY DESCRIBED IN THIS MAP IS LOCATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, COUNTY OF Oxnard, AND IS DESCRIBED AS FOLLOWS:

PANEL 1:
SECTION 16, TOWNSHIP 12N, RANGE 12E, S4, Oxnard, Ventura County, California.

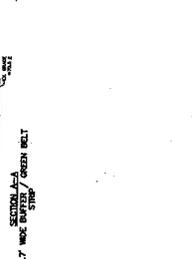
PANEL 2:
SECTION 16, TOWNSHIP 12N, RANGE 12E, S4, Oxnard, Ventura County, California.

PANEL 3:
SECTION 16, TOWNSHIP 12N, RANGE 12E, S4, Oxnard, Ventura County, California.

TYPICAL STREET SECTIONS
NOT TO SCALE



LEGEND



LAND USE DATA:

1. SINGLE FAMILY DWELLING UNITS - 100 LOTS
2. CONDOMINIUMS - 100 UNITS
3. TOWNHOMES - 100 UNITS
4. APARTMENTS - 100 UNITS
5. OFFICES - 100 UNITS
6. RETAIL - 100 UNITS
7. INDUSTRIAL - 100 UNITS
8. AGRICULTURE - 100 UNITS
9. OPEN SPACE - 100 UNITS
10. PARKS - 100 UNITS
11. COMMUNITY CENTER - 100 UNITS
12. SENIORS CENTER - 100 UNITS
13. HEALTH CARE - 100 UNITS
14. EDUCATION - 100 UNITS
15. CULTURAL - 100 UNITS
16. ARTS AND RECREATION - 100 UNITS
17. HISTORIC PRESERVATION - 100 UNITS
18. LANDMARKS - 100 UNITS
19. MONUMENTS - 100 UNITS
20. MEMORIALS - 100 UNITS
21. STATUES - 100 UNITS
22. FOUNTAINS - 100 UNITS
23. GARDENS - 100 UNITS
24. TREES - 100 UNITS
25. PLANTS - 100 UNITS
26. ANIMALS - 100 UNITS
27. BIRDS - 100 UNITS
28. INSECTS - 100 UNITS
29. FISH - 100 UNITS
30. AMPHIBIANS - 100 UNITS
31. REPTILES - 100 UNITS
32. MAMMALS - 100 UNITS
33. BATS - 100 UNITS
34. MOLLUSKS - 100 UNITS
35. ARACHNIDS - 100 UNITS
36. INVERTEBRATES - 100 UNITS

DESIGNER:
PSOMAS
2000 W. Oxnard Blvd., Suite 200
Oxnard, CA 93024
TEL: (805) 325-1111
FAX: (805) 325-1112

DATE: 10/1/2011

PROJECT NO.: 11111

SCALE: 1" = 40'

UTILITY DATA:
GAS: 48" DIA. GAS MAIN, 10' DEPTH
WATER: 48" DIA. WATER MAIN, 10' DEPTH
SEWER: 48" DIA. SEWER MAIN, 10' DEPTH
ELECTRIC: 4" DIA. ELECTRIC MAIN, 10' DEPTH
TELEPHONE: 4" DIA. TELEPHONE MAIN, 10' DEPTH
CABLE: 4" DIA. CABLE MAIN, 10' DEPTH

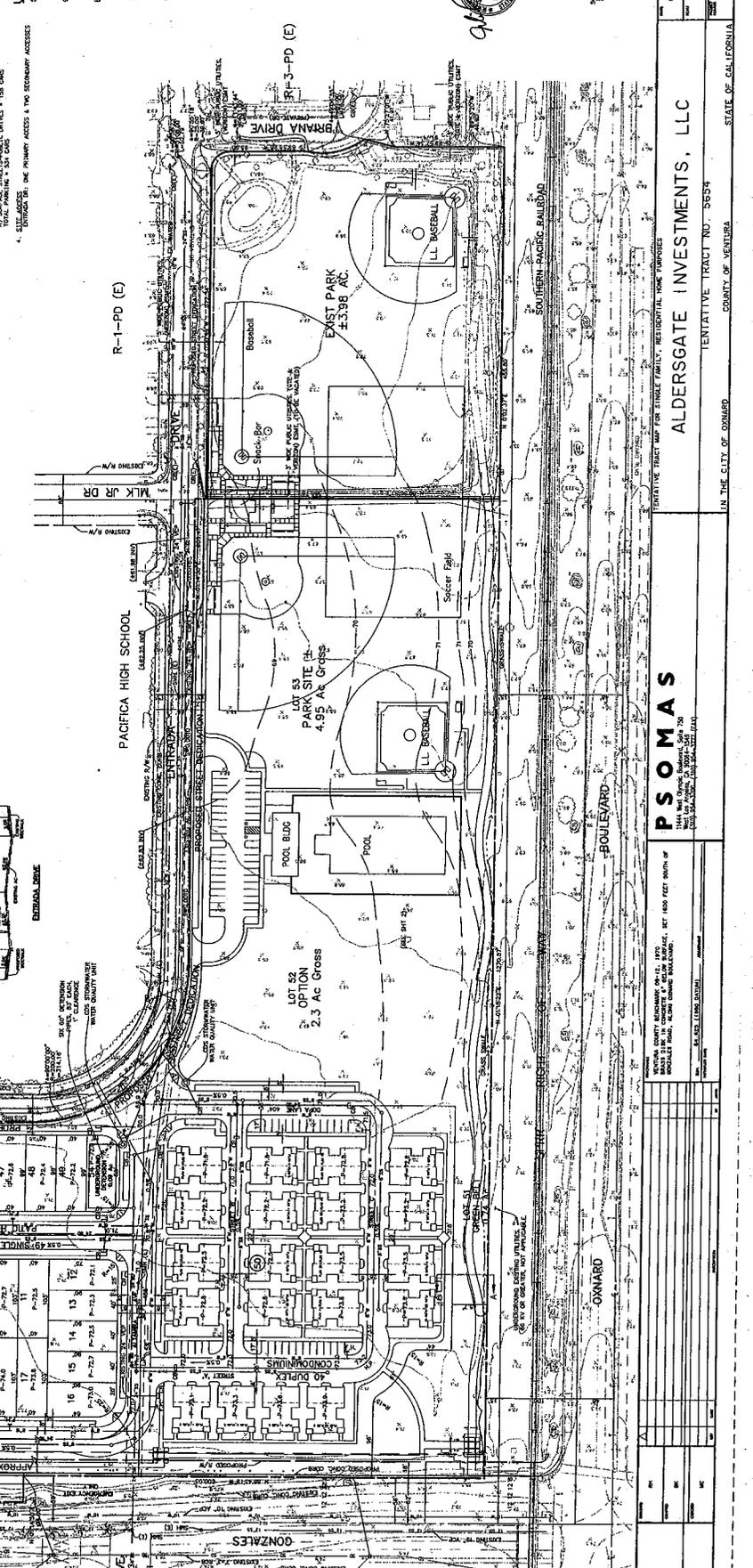
LAND USE DATA:
1. SINGLE FAMILY DWELLING UNITS - 100 LOTS
2. CONDOMINIUMS - 100 UNITS
3. TOWNHOMES - 100 UNITS
4. APARTMENTS - 100 UNITS
5. OFFICES - 100 UNITS
6. RETAIL - 100 UNITS
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31. REPTILES - 100 UNITS
32. MAMMALS - 100 UNITS
33. BATS - 100 UNITS
34. MOLLUSKS - 100 UNITS
35. ARACHNIDS - 100 UNITS
36. INVERTEBRATES - 100 UNITS

UTILITIES:
GAS: 48" DIA. GAS MAIN, 10' DEPTH
WATER: 48" DIA. WATER MAIN, 10' DEPTH
SEWER: 48" DIA. SEWER MAIN, 10' DEPTH
ELECTRIC: 4" DIA. ELECTRIC MAIN, 10' DEPTH
TELEPHONE: 4" DIA. TELEPHONE MAIN, 10' DEPTH
CABLE: 4" DIA. CABLE MAIN, 10' DEPTH

LAND USE DATA:
1. SINGLE FAMILY DWELLING UNITS - 100 LOTS
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32. MAMMALS - 100 UNITS
33. BATS - 100 UNITS
34. MOLLUSKS - 100 UNITS
35. ARACHNIDS - 100 UNITS
36. INVERTEBRATES - 100 UNITS

UTILITIES:
GAS: 48" DIA. GAS MAIN, 10' DEPTH
WATER: 48" DIA. WATER MAIN, 10' DEPTH
SEWER: 48" DIA. SEWER MAIN, 10' DEPTH
ELECTRIC: 4" DIA. ELECTRIC MAIN, 10' DEPTH
TELEPHONE: 4" DIA. TELEPHONE MAIN, 10' DEPTH
CABLE: 4" DIA. CABLE MAIN, 10' DEPTH

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PSOMAS
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Oxnard, CA 93024
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TENTATIVE TRACT MAP FOR SINGLE FAMILY, RESIDENTIAL HOME PURPOSES
ALDRSGATE INVESTMENTS, LLC
TENTATIVE TRACT NO. 5654
IN THE CITY OF Oxnard
COUNTY OF VENTURA
STATE OF CALIFORNIA

DATE	10/1/2011
SCALE	1" = 40'
PROJECT NO.	11111
TRACT NO.	5654
OWNER	ALDRSGATE INVESTMENTS, LLC
DESIGNER	PSOMAS
CHECKED BY	[Signature]
DATE	10/1/2011