



Meeting Date: 03 /11/08

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 *[Signature]* City Attorney *[Signature]* Finance *SW* Other (Specify): \_\_\_\_\_

**DATE:** February 21, 2008

**TO:** City Council

**FROM:** Susan L. Martin, AICP *SLM*  
Planning Manager

**SUBJECT:** Parcel Map No. 05-300-13 for a Residential Duplex Located at 4931 and 4935 Dunes Circle for Condominium Purposes. Filed by David Wilhite, 3005 Peninsula Road, Oxnard, CA 93035.

**RECOMMENDATION**

That City Council adopt a resolution approving Parcel Map No. 05-300-13 for condominium purposes.

**DISCUSSION**

On November 16, 2006, the Planning Commission recommended that the City Council adopt a resolution to approve a tentative parcel map for the subject residential duplex. On February 12, 2008, the City Council approved the tentative parcel map subject to the conditions set forth in Planning Commission Resolution No. 2006-57.

On November 28, 2007, the Building and Engineering 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 to the general plan and the previously approved tentative parcel map.

**FINANCIAL IMPACT**

None

- Attachment #1 - City Council Resolution
- #2 - Vicinity Map
- #3 - Reduction of Parcel 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 PARCEL MAP NO. 05-300-13 FOR PROPERTY LOCATED AT 4931 AND 4935 DUNES CIRCLE (APN 196-0-023-115) WITHIN THE DUNES NEIGHBORHOOD, SUBJECT TO CERTAIN CONDITIONS. FILED BY DAVID WILHITE, 3005 PENINSULA ROAD, OXNARD, CA 93035.

WHEREAS, on November 16, 2006, the Planning Commission recommended City Council approval of Tentative Parcel Map No. 05-300-13 by adopting Resolution No. 2006-57, subject to certain conditions; and

WHEREAS, on February 12, 2008, the City Council approved Tentative Parcel Map No. 05-300-13 by adopting Resolution No. 13,385, subject to certain conditions; and

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

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

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

1. Parcel Map No. 05-300-12 is approved, subject to the conditions set forth in Planning Commission Resolution No. 2006-57 for the Tentative Parcel Map, incorporated herein.
2. The City Council finds that Parcel Map No. 05-300-12 is consistent with the General Plan as adopted, and is in substantial compliance with the previously approved Tentative Parcel Map.
3. The Subdivision Improvement Agreement is approved and the Mayor is authorized to execute such Agreement.
4. All offers of dedication shown on such map are accepted subject to improvement.

PASSED AND ADOPTED this 11<sup>th</sup> day of March 2008, by the following vote:

AYES:

NOES:

ABSENT:

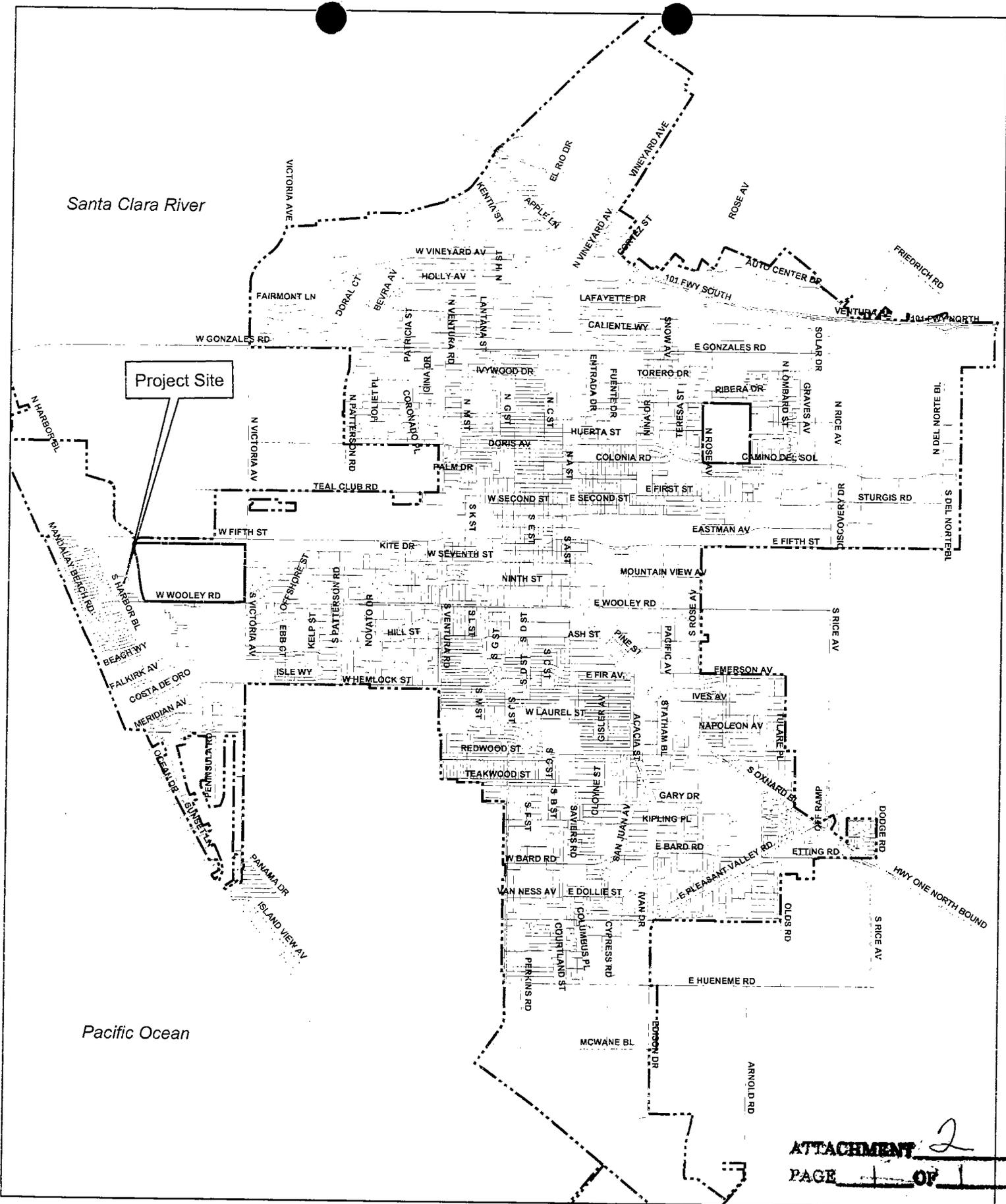
\_\_\_\_\_  
Dr. Thomas E. Holden  
Mayor

ATTEST:

\_\_\_\_\_  
Daniel Martinez, City Clerk

APPROVED AS TO FORM:

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



ATTACHMENT 2  
PAGE 1 OF 1

PZ 05-400-07  
Location: 4931 & 4935 Dunes Circle  
APN: 196002311

Vicinity Map



June 27, 2005

SUBDIVIDERS STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE SUBDIVIDERS AND RECORDED TITLE OWNERS OF THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARY OF THE SUBDIVISION SHOWN ON THIS MAP AND THAT THEY AS SUBDIVIDERS CONSENT TO THE MAKING AND RECORDED OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINE.

DAVID O. WILLHITE, AN UNMARRIED MAN

BY David O. Willhite  
OWNER

STATE OF CALIFORNIA )  
COUNTY OF VENTURA )

BEFORE ME Raffaella Mackay Ruffo ON March 31, 2007 PERSONALLY APPEARED David O. Willhite PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND  
NAME: Raffaella Mackay Ruffo  
COUNTY OF Ventura  
MY COMMISSION EXPIRES July 14, 2009  
COMMISSION # 1547153

CITY TREASURER'S CERTIFICATE

I, DALE V. BELCHER, CITY TREASURER OF THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LENS AGAINST PARCEL MAP NO. 05-300-13 OR ANY PART THEREOF, FOR UNPAID MUNICIPAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS MUNICIPAL TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE CITY OF OXNARD THIS  
DAY OF \_\_\_\_\_, 2007

CITY TREASURER, CITY OF OXNARD

COUNTY RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007 AT \_\_\_\_\_ M.,  
IN BOOK \_\_\_\_\_ OF PARCEL MAPS, AT PAGES \_\_\_\_\_  
AT THE REQUEST OF DAVID O. WILLHITE.

PHILIP J. SCHMITT  
COUNTY RECORDER  
COUNTY OF VENTURA  
BY \_\_\_\_\_  
DEPUTY COUNTY RECORDER

COUNTY TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL CERTIFICATES AND SECURITY REQUIRED UNDER THE PROVISIONS OF SECTION 66492 AND 66493 OF THE SUBDIVISION MAP ACT HAVE BEEN FILED AND DEPOSITED WITH ME.

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

SURVEYORS STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DAVID O. WILLHITE, IN MAY 2007. I HEREBY STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED (OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR AFTER RECORDED OF THE PARCEL MAP) AND THAT THEY ARE (OR WILL BE) SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Robert J. Kelso  
ROBERT J. KELSO  
U.C. NO. 4193 DATE 19 OCT 07

EXPIRATION DATE  
6/30/08



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED PARCEL MAP NO. 05-300-13, THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATED: 24 OCTOBER 2007 BY: Warren D. Smith

WARREN D. SMITH LS 4842  
CITY SURVEYOR  
CITY OF OXNARD

CITY COUNCIL CERTIFICATE

THIS MAP, ENTITLED "PARCEL NO. 05-300-13", CONSISTING OF 2 SHEETS, IS PRESENTED TO THE CITY COUNCIL OF THE CITY OF OXNARD OF VENTURA COUNTY, CALIFORNIA AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE

DAY OF \_\_\_\_\_, 2007 FOR APPROVAL. SAID COUNCIL HEREBY APPROVES SAID MAP.

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007

ATTEST:

CITY CLERK OF THE CITY OF OXNARD

MAYOR OF THE CITY OF OXNARD

SIGNATURE OMISSIONS

- (g) SOUTHERN CALIFORNIA EDISON COMPANY, PRESENT OWNER OF AN EASEMENT FOR PUBLIC UTILITIES AS DISCLOSED BY DEED RECORDED JANUARY 14, 1985, IN BOOK 2762, PAGE 227 OF OFFICIAL RECORDS
- (h) GTE CALIFORNIA INCORPORATED, PRESENT OWNER OF AN EASEMENT FOR PUBLIC UTILITIES AS DISCLOSED BY DEED RECORDED MARCH 31, 1985, IN BOOK 2762, PAGE 227 OF OFFICIAL RECORDS.

THE SIGNATURES OF THE PARTY(IES) NAMED HEREINAFTER AS OWNER(S) OF AN EASEMENT SET FORTH MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 66436, (g) (3) (A) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RISE INTO A FEE TITLE AND SUCH SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

PARCEL MAP

NO. 05-300-13

FOR CONDOMINIUM PURPOSES

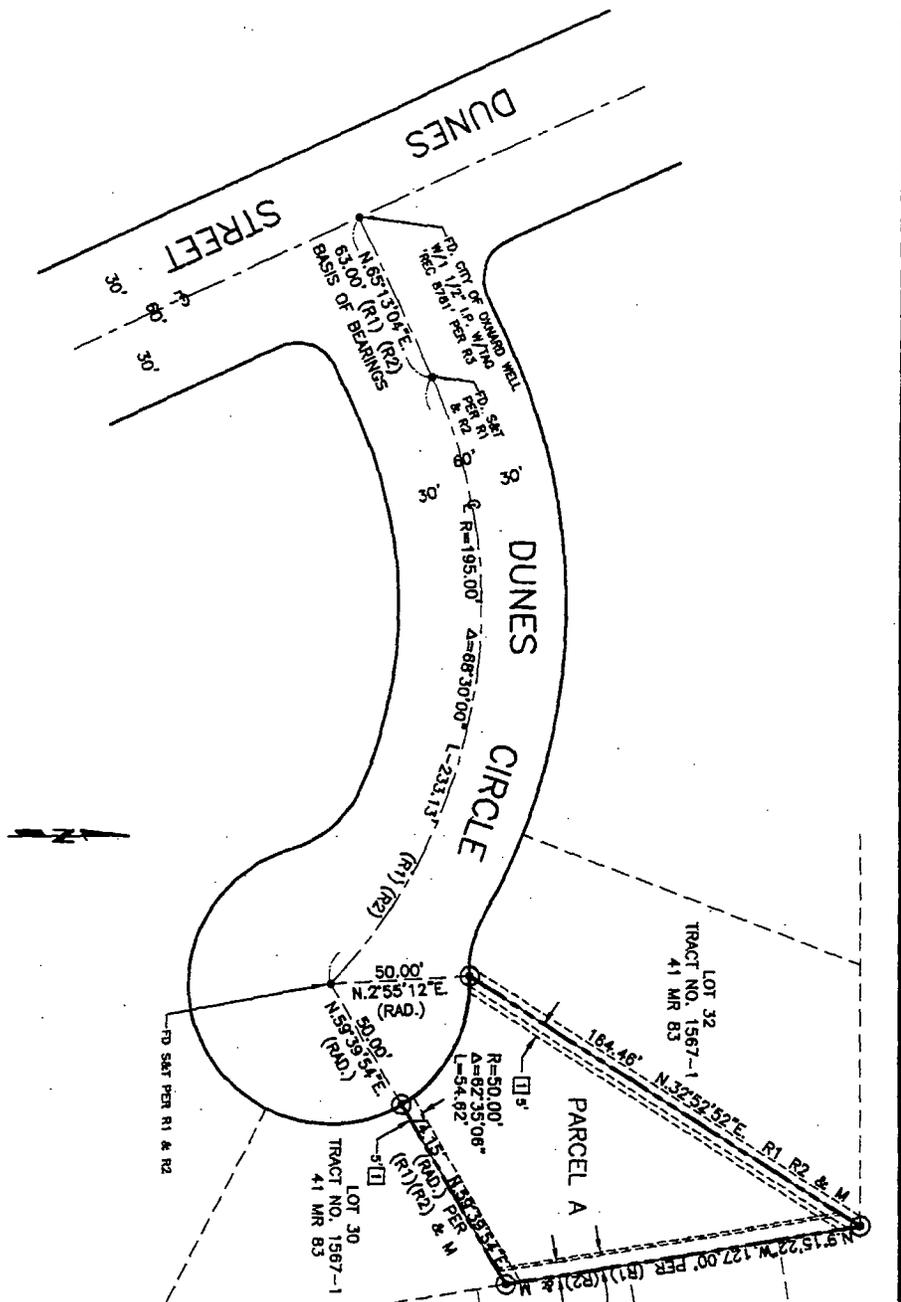
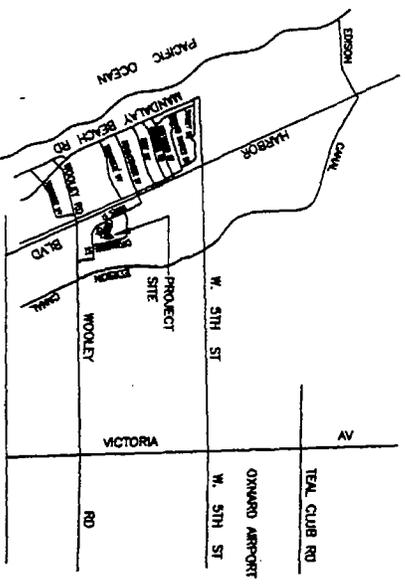
IN THE CITY OF OXNARD  
COUNTY OF VENTURA  
STATE OF CALIFORNIA

BEING LOT 31 OF TRACT NO. 1567-1 PER MAP FILED IN BOOK 41, PAGE 83, OF MISCELLANEOUS RECORDS (MAPS)

PREPARED BY: LATITUDE LAND SURVEYING

1198 NAVIGATOR DR.  
VENTURA, CA 93001

VICINITY MAP



- SCALE: 1" = 30'
- EXISTING EASEMENTS**
- 1 PUBLIC UTILITY EASEMENT PER BOOK 3361 PG 208 & 2886 O.R. 470
  - 2 ELECTRICAL AND TELEPHONE EASEMENT PER BOOK 2709 PG 556 AND BOOK 2762 O.R. 227
- LEGEND**
- R1 41 MR 83
  - R2 61 PM 30
  - R3 CITY OF OXNARD FIELD BOOK 44 PG 222
  - CTR1 CALCULATED FROM R1
  - FOUND S&T PER 41 MR 84 & 61 PM 30
  - M MEASURED

TOTAL GROSS AREA = 0.193 ACRES

**PARCEL MAP**

**NO. 05-300-13**

**FOR CONDOMINIUM PURPOSES**

IN THE CITY OF OXNARD  
COUNTY OF VENTURA  
STATE OF CALIFORNIA

BEING LOT 31 OF TRACT NO. 1567-1 PER MAP FILED IN BOOK 41, PAGE 83, OF MISCELLANEOUS RECORDS (MAPS)

**BASIS OF BEARINGS**

THE BEARING OF N 65° 13' 04" E BEING THE CENTERLINE OF DUNE CIRCLE AS SHOWN ON TRACT NO. 1567-1, BOOK 41, PAGE 83 OF MISCELLANEOUS RECORDS (MAPS) WAS TAKEN AS THE BASIS OF BEARINGS OF THIS MAP.

000042



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

Parcel Map 05-300-15

Project Location:

Dunes Circle

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- 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: \_\_\_\_\_

11/20/17

Paul J. Wendt

Paul J. Wendt, Supervising Civil Engineer  
Development Services Program