



Meeting Date: 07/19/11

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

Prepared By: Linda Windsor, Associate Planner ^{HW}

Agenda Item No. **1-2**

Reviewed By: City Manager [Signature] City Attorney SMF Finance [Signature] Other NA

DATE: July 12, 2011

TO: City Council

FROM: Susan L. Martin, AICP, Planning Manager [Signature]
Development Services Department

SUBJECT: Planning & Zoning Permit No. 05-300-8 (Final Map for Phase 1 of Tract No. 5592).
North Shore at Mandalay Bay, filed by Mandalay Bay Development, LLC.

RECOMMENDATION

That City Council adopt a resolution approving Planning and Zoning Permit No. 05-300-8 (Final Map) for Phase 1 of Tract No. 5592, located at the northeast intersection of West Fifth Street and Harbor Boulevard.

DISCUSSION

On May 19, 2005, the Planning Commission adopted Resolution No. 2005-30, recommending approval of Tentative Subdivision Map No. 5592 for the North Shore project, based on the Addendum to the Certified EIR. On June 14, 2005, the City Council adopted Resolution No. 12,883, approving the tentative subdivision map, subject to the conditions set forth in Planning Commission Resolution No. 2005-30. Approval of the tentative map was contingent and effective upon approval of a Coastal Development Permit. The Planning Commission adopted Resolution No. 2005-66 approving the Coastal Development Permit (PZ No. 05-400-04), on September 15, 2005. Due to the timing of the Coastal Development Permit approval date, combined with time extensions provided by the State legislature in 2008 and 2009, this tentative map has been determined to have an expiration date of September 15, 2011. The subdivision of 90.26 acres creates 200 lots, for subsequent development into 183 single family lots and 109 detached condominiums, open space, resource protection areas, local streets, easements and a public utility area.

This phase of the Final Map includes 26.55 acres (30%) of the entire Tract No. 5592 (see Attachment 3). Lots B, D, F and H provide areas for perimeter improvements along West Fifth Street and Harbor Boulevard (Lot B), the bike path and buffer area along the Edison Canal (Lot D), the resource protection area at the northwest edge of the site (Lot H), and the resource protection area, including the Milk-Vetch Preservation Area and its buffer area (Lot F). Final maps for the remaining 58.36 acres will be submitted at a later date.

The Development Services Department has issued a Verification of Status form indicating 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 previously approved tentative subdivision map. The Final Map is also consistent with the Coastal Land Use Plan, the Coastal Development Permit, mitigation measures of the EIR and Addendum for North Shore, and the 2020 General Plan, as well as the 2030 General Plan.

FINANCIAL IMPACT

None.

- Attachment #1 - Resolution Approving Final Map of Tract No. 5592, Phase 1
#2 - Vicinity Map
#3 - Reduced Final Subdivision Map No. 5592-1 (PZ 05-300-8)
#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 OF TRACT NO. 5592-1, FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF WEST FIFTH STREET AND HARBOR BOULEVARD, FILED BY MANDALAY BAY DEVELOPMENT, LLC.

WHEREAS, the Tentative Subdivision Map for Tract No. 5592 (Tentative Map) for property located north of West Fifth Street and east of Harbor Boulevard, filed by Tri-Mark Pacific LLC, was recommended for approval by Planning Commission Resolution No. 2005-30, and approved by City Council Resolution No. 12,883, subject to certain conditions; and

WHEREAS, the Final Map of Phase 1 of such subdivision (Tract. 5592-1) has been submitted by Mandalay Bay Development LLC, together with the Subdivision Improvement Agreement proposed to be entered into in connection with the subdivision; and

WHEREAS, approval of the Final map is exempt as ministerial under the California Environmental Quality Act, according to City Council Resolution No, 10,851.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The Final Map for Tract 5592-1 is approved, subject to the conditions set forth in Planning Commission Resolution No. 2005-30, and City Council Resolution No. 12,883 for the Tentative Subdivision Map.
2. The Final Map is consistent with the General Plan, the Coastal Land Use Plan, the Coastal Development Permit, mitigation measures of the EIR and Addendum for North Shore, and is in substantial compliance with the previously approved Tentative Subdivision Map.
3. The Subdivision Improvement Agreement is approved and the Mayor is authorized to execute such agreement.
4. All offers of dedication shown on the Final Map are accepted subject to improvement.

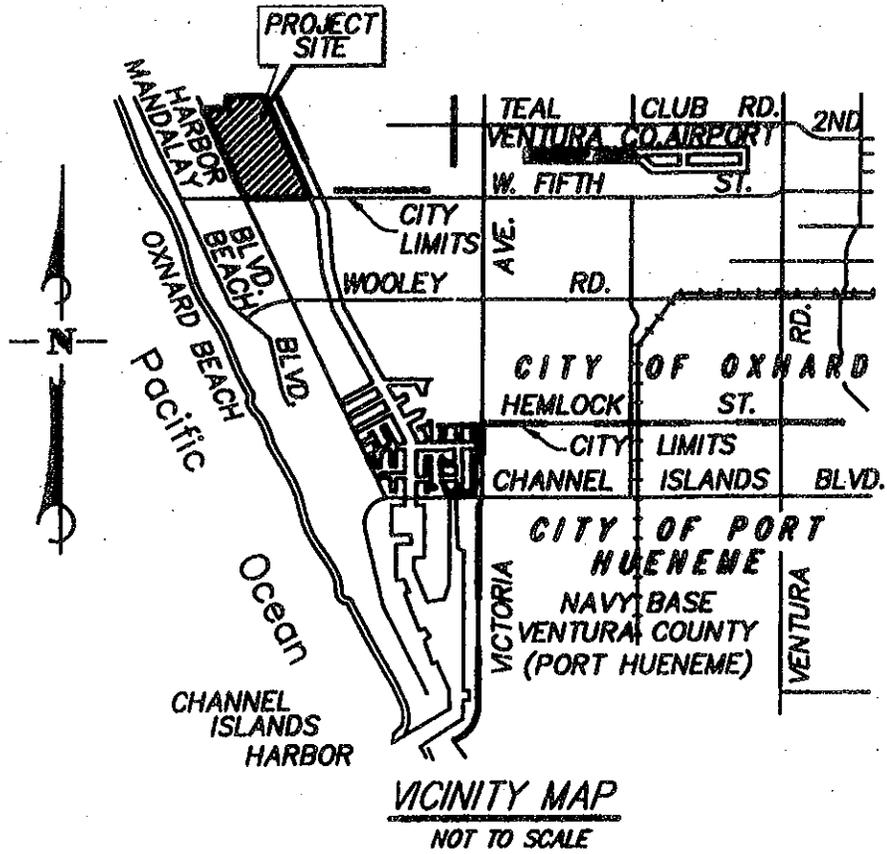
PASSED AND ADOPTED this 19th day of July, 2011, by the following vote:

AYES:

NOES:

ABSENT:

Dr. Thomas E. Holden, Mayor



EXISTING EASEMENTS

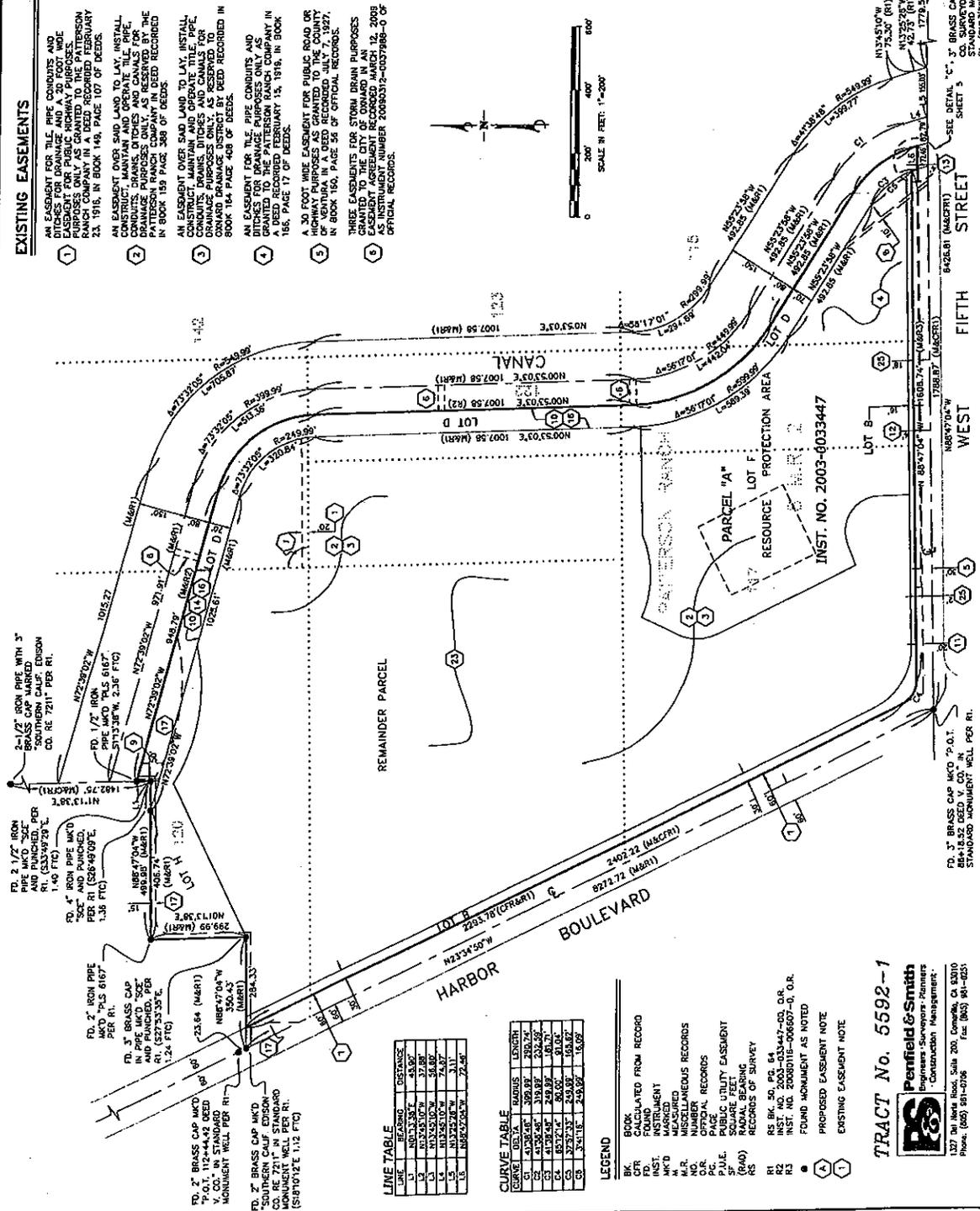
- ① AN EASEMENT FOR TILE PIPE CONDUITS AND DITCHES FOR DRAINAGE AND A 30 FOOT WIDE EASEMENT FOR PUBLIC ROAD OR HIGHWAY PURPOSES AS GRANTED TO THE COUNTY OF VENTURA IN A DEED RECORDED DECEMBER 16, 1955, IN BOOK 1811, PAGE 479 OF OFFICIAL RECORDS.
- ② AN EASEMENT OVER SAND LAND TO LAY, INSTALL, CONSTRUCT, MAINTAIN AND OPERATE TILE PIPE, DRAINAGE PURPOSES ONLY, AS RESERVED BY THE PATTERSON RANCH COMPANY IN A DEED RECORDED IN BOOK 157 PAGE 388 OF DEEDS.
- ③ AN EASEMENT OVER SAND LAND TO LAY, INSTALL, CONSTRUCT, MAINTAIN AND OPERATE TILE PIPE, DRAINAGE PURPOSES ONLY, AS RESERVED TO CONRAD DRAINAGE DISTRICT BY DEED RECORDED IN BOOK 164 PAGE 463 OF DEEDS.
- ④ AN EASEMENT FOR TILE PIPE CONDUITS AND DITCHES FOR DRAINAGE AND A 30 FOOT WIDE EASEMENT FOR PUBLIC ROAD OR HIGHWAY PURPOSES AS GRANTED TO THE PATTERSON RANCH COMPANY IN A DEED RECORDED FEBRUARY 23, 1915, IN BOOK 149, PAGE 107 OF DEEDS.
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- ⑦ AN EASEMENT FOR DISCHARGE OF SURFACE AND SUBSURFACE WATER FROM THE SANDS AREA, IN BOOK 1855, DECEMBER 22, 1956 AS DOCUMENT NO. 56068, IN BOOK 1855, PAGE 534 OF OFFICIAL RECORDS.
- ⑧ AN EASEMENT FOR PUBLIC ROAD OR HIGHWAY PURPOSES AS GRANTED TO THE COUNTY OF VENTURA IN A DEED RECORDED APRIL 22, 1955, IN BOOK 1738, PAGE 147 OF OFFICIAL RECORDS.
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- ⑮ A 70 FOOT WIDE EASEMENT FOR BIKE PATH PURPOSES AS GRANTED TO THE COUNTY OF VENTURA IN A DEED RECORDED APRIL 7, 1998, AS INSTRUMENT NO. 98-05181 OF OFFICIAL RECORDS.
- ⑯ CLUTEAK COVENANTS AND ENVIRONMENTAL USE RESTRICTIONS AS GRANTED TO THE COUNTY OF VENTURA IN A DEED RECORDED APRIL 28, 1999 AS INSTRUMENT NO. 99-082194 OF OFFICIAL RECORDS, AND MODIFIED BY INSTRUMENT NO. 20031220-0310762 OF OFFICIAL RECORDS.
- ⑰ AN AVIGATION EASEMENT RESTRICTING AIRSPACE RESERVED BY SOUTHERN CALIFORNIA Edison COMPANY IN THE DOCUMENT RECORDED APRIL 7, 1998, AS INSTRUMENT NO. 98-05181 OF OFFICIAL RECORDS.
- ⑱ AN EASEMENT FOR PUBLIC STREETS AND PUBLIC UTILITY PURPOSES IN THE DOCUMENT RECORDED IN BOOK 1811, PAGE 479 OF OFFICIAL RECORDS.

PROPOSED EASEMENTS

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LOT AREAS

- LOT B 95.769 SQ. FT.
- LOT C 257.782 SQ. FT.
- LOT F 691,927 SQ. FT.
- LOT H 113,659 SQ. FT.
- REMAINING 215,740 SQ. FT.
- 5.27 ACRES GROSS & NET
- 5.78 ACRES GROSS & NET
- 15.89 ACRES GROSS & NET
- 2.61 ACRES GROSS & NET
- 58.36 ACRES GROSS & NET



LINE TABLE

LINE	BEARING	DISTANCE
L1	N03°33'33"E	43.93'
L2	N12°22'02"W	37.88'
L3	N17°32'02"W	39.07'
L4	N17°32'02"W	39.07'
L5	N03°33'33"E	43.93'
L6	N03°33'33"E	43.93'
L7	N03°33'33"E	43.93'
L8	N03°33'33"E	43.93'
L9	N03°33'33"E	43.93'
L10	N03°33'33"E	43.93'
L11	N03°33'33"E	43.93'
L12	N03°33'33"E	43.93'
L13	N03°33'33"E	43.93'
L14	N03°33'33"E	43.93'
L15	N03°33'33"E	43.93'
L16	N03°33'33"E	43.93'
L17	N03°33'33"E	43.93'
L18	N03°33'33"E	43.93'
L19	N03°33'33"E	43.93'
L20	N03°33'33"E	43.93'
L21	N03°33'33"E	43.93'
L22	N03°33'33"E	43.93'
L23	N03°33'33"E	43.93'
L24	N03°33'33"E	43.93'
L25	N03°33'33"E	43.93'

CURVE TABLE

CURVE DATA	RADIUS	LENGTH
C1	1000.00'	314.16'
C2	1000.00'	314.16'
C3	1000.00'	314.16'
C4	1000.00'	314.16'
C5	1000.00'	314.16'
C6	1000.00'	314.16'
C7	1000.00'	314.16'
C8	1000.00'	314.16'
C9	1000.00'	314.16'
C10	1000.00'	314.16'
C11	1000.00'	314.16'
C12	1000.00'	314.16'
C13	1000.00'	314.16'
C14	1000.00'	314.16'
C15	1000.00'	314.16'
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C19	1000.00'	314.16'
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C25	1000.00'	314.16'

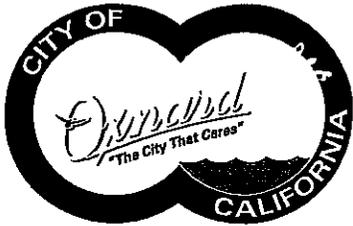
LEGEND

- BK BOOK
- CFR CALCULATED FROM RECORD
- INST INSTRUMENT
- MKT'D MARKED
- MS-CURVED MISCELLANEOUS RECORDS
- N.R. NUMBER
- NO. OFFICIAL RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT
- SF SQUARE FEET
- RS RADIAL BEARING
- RS RECORDS OF SURVEY
- R1 RS BK. 50, PG. 64
- R2 RS BK. 50, PG. 64
- R3 RS BK. 50, PG. 64
- INST. NO. 20080118-006507-01, O.R.
- FOUND MONUMENT AS NOTED
- PROPOSED EASEMENT NOTE
- EXISTING EASEMENT NOTE
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TRACT No. 5592-1



Penfield & Smith
 Engineers-Surveyors-Planners
 Construction Management
 1337 3rd Street, Suite 300, Camarillo, CA 93010
 Phone: (805) 881-0706 Fax: (805) 881-4253



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

Tract 5592-01

Project Location:

Fifth Street at Harbor Blvd

- Map requires subdivision improvement agreement.
- The Development Services Program does not require improvement plans for this development.
- This Program has reviewed the improvement plans and found them acceptable. Based on our review, we believe these plans comply with the resolution of the Planning Commission and the City Council approving the tentative map for this development.
- This Program has reviewed the Final Map and Title Sheet and found them acceptable. Based on our review, we believe the map complies with the resolution of the Planning Commission and the City Council approving the tentative map for this development and also with the Subdivision Map Act of the State of California.
- The Final Map has been signed.

DATE: 6/17/11



Paul J. Wendt, Supervising Civil Engineer
Development Services Program