



Meeting Date: 09/13/11

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 *LW*

Agenda Item No. **I-8**

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

**DATE:** August 25, 2011

**TO:** City Council

**FROM:** Susan L. Martin, AICP, Planning Manager *ASolden*  
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 13<sup>th</sup> day of September, 2011, by the following vote:

AYES:

NOES:

ABSENT:

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Dr. Thomas E. Holden, Mayor

Resolution No.  
PZ 05-300-8 (Final Map of Tract No. 5592-1)  
Page 2 of 2

ATTEST:

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Daniel Martinez, City Clerk

APPROVED AS TO FORM:



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Alan Holmberg, City Attorney

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**EXISTING EASEMENTS**

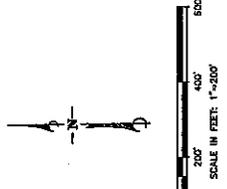
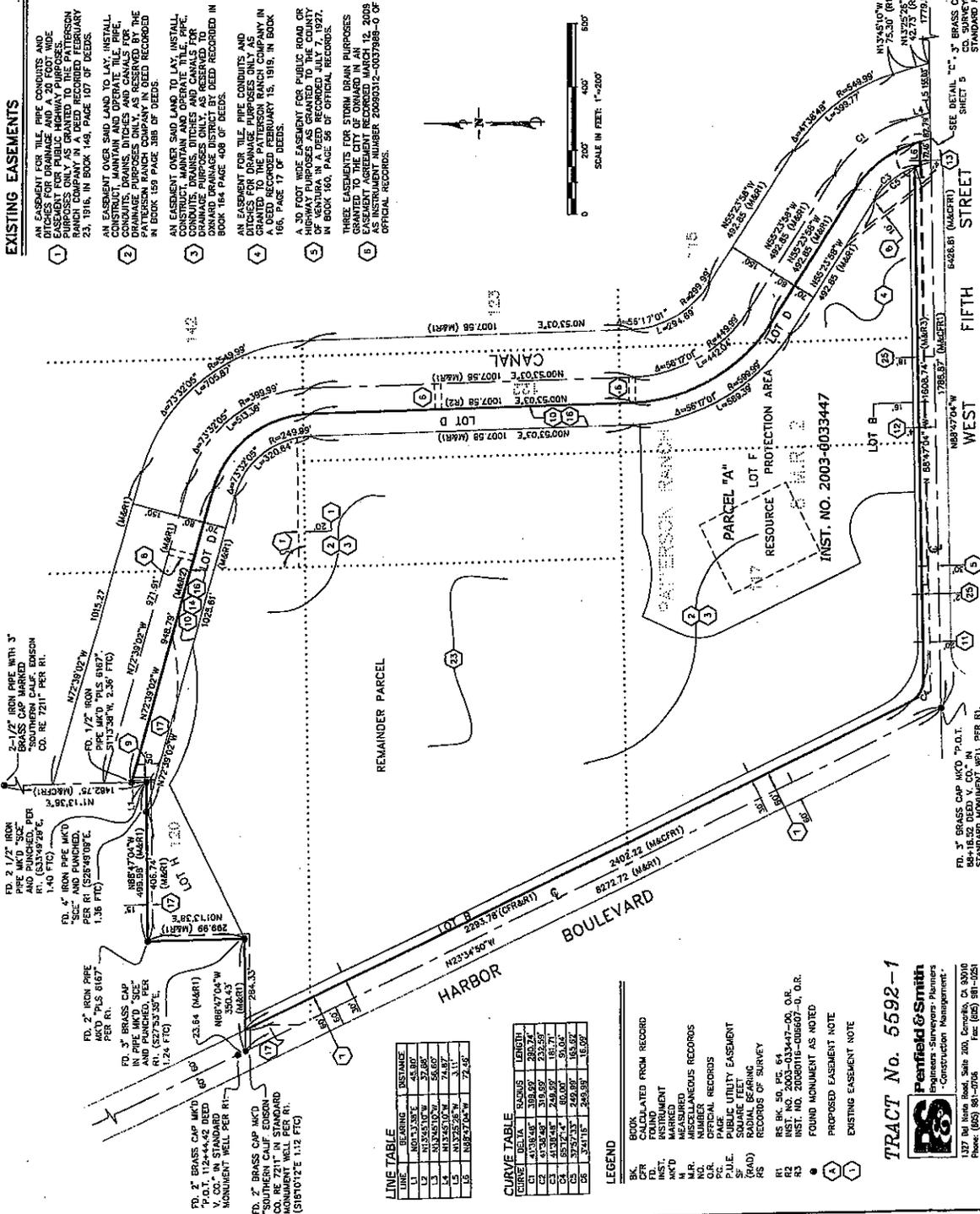
- 1 AN EASEMENT FOR TILE, PIPE CONDUITS AND DITCHES FOR DRAINAGE PURPOSES ONLY AS GRANTED TO THE PATTERSON RANCH COMPANY IN A DEED RECORDED FEBRUARY 23, 1916, IN BOOK 149, PAGE 107 OF DEEDS.
- 2 AN EASEMENT OVER SAND LAND TO LAY, INSTALL, CONSTRUCT, MAINTAIN AND OPERATE TILE, PIPE, DRAINAGE PURPOSES ONLY, AS RESERVED BY THE PATTERSON RANCH COMPANY IN A DEED RECORDED IN BOOK 159 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 DONARD DRAINAGE DISTRICT BY DEED RECORDED IN BOOK 164 PAGE 408 OF DEEDS.
- 4 AN EASEMENT FOR TILE, PIPE CONDUITS AND DITCHES FOR DRAINAGE PURPOSES ONLY AS GRANTED TO THE CITY OF OAKLAND IN A DEED RECORDED FEBRUARY 15, 1918, IN BOOK 166, PAGE 17 OF DEEDS.
- 5 A 30 FOOT WIDE EASEMENT FOR PUBLIC ROAD OR HIGHWAY PURPOSES AS GRANTED TO THE COUNTY OF VENTURA IN A DEED RECORDED JULY 7, 1927, IN BOOK 160, PAGE 56 OF OFFICIAL RECORDS.
- 6 THREE EASEMENTS FOR STRAIN DRAIN PURPOSES GRANTED TO THE CITY OF OAKLAND IN AN INSTRUMENT NUMBER 20080312-0037268-0 OF OFFICIAL RECORDS.
- 7 A 60 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 1861, PAGE 476 OF OFFICIAL RECORDS.
- 8 A 10 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO THE COUNTY OF VENTURA IN A DEED RECORDED MAY 27, 1957 AS DOCUMENT NO. 23446, IN BOOK 1816, PAGE 47 OF OFFICIAL RECORDS. A SECOND DEED RECORDED JULY 14, 1959 AS DOCUMENT NO. 31949, IN BOOK 1825, PAGE 124 OF OFFICIAL RECORDS.
- 9 A 50 FOOT WIDE EASEMENT FOR PRIVATE ROADWAY AND BRIDGE PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA Edison IN A DEED RECORDED DECEMBER 22, 1959 AS DOCUMENT NO. 56808, IN BOOK 1865, PAGE 534 OF OFFICIAL RECORDS.
- 10 AN EASEMENT FOR DISCHARGE OF SURFACE AND SUBSURFACE WATER AS GRANTED TO SOUTHERN CALIFORNIA Edison IN A DEED RECORDED DECEMBER 22, 1959 AS DOCUMENT NO. 56808, IN BOOK 1865, PAGE 534 OF OFFICIAL RECORDS.
- 11 AN EASEMENT FOR PUBLIC ROAD OR HIGHWAY PURPOSES AS GRANTED TO THE COUNTY OF VENTURA IN A DEED RECORDED DECEMBER 16, 1955, IN BOOK 1861, PAGE 476 OF OFFICIAL RECORDS.
- 12 A 4 FOOT WIDE EASEMENT FOR PUBLIC ROAD OR HIGHWAY PURPOSES AS GRANTED TO THE COUNTY OF VENTURA IN A DEED RECORDED APRIL 22, 1965 IN BOOK 2374, PAGE 378 OF OFFICIAL RECORDS.
- 13 A 4 FOOT WIDE EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES AS GRANTED TO THE COUNTY OF VENTURA IN A DEED RECORDED NOVEMBER 10, 1965 IN BOOK 2592, PAGE 31 OF OFFICIAL RECORDS.
- 14 AN EASEMENT FOR BORING WELL HOLES FROM SURFACE TO UNDERGROUND WATER AS GRANTED TO SHELL OIL COMPANY AND OTHER PURPOSES AS GRANTED TO SHELL OIL COMPANY IN THE DOCUMENT RECORDED AS INSTRUMENT NO. 082636 OF OFFICIAL RECORDS.
- 15 A 70 FOOT WIDE EASEMENT FOR BIKE PATH PURPOSES IN THE DOCUMENT RECORDED APRIL 7, 1988 AS INSTRUMENT NO. 98-051888 OF OFFICIAL RECORDS.
- 16 QUILMAN CLAIMANTS AND ENVIRONMENTAL USE RESTRICTIONS ALONG WITH GRANT OF EASEMENT GRANTED TO SAND HILLS RANCH IN THE DOCUMENT RECORDED AS INSTRUMENT NO. 99-002184 OF OFFICIAL RECORDS, AND MODIFIED BY DOCUMENT RECORDED DECEMBER 20, 2008 AS INSTRUMENT NO. 20081220-0310762 OF OFFICIAL RECORDS.
- 17 AN AMERICAN EASEMENT RESTRICTIONS, USES, ACE, AND ASSIGNMENT AS INSTRUMENT NO. 20080923-0110492 OF OFFICIAL RECORDS.
- 18 AN EASEMENT FOR PUBLIC STREETS AND PUBLIC UTILITY PURPOSES IN THE DOCUMENT RECORDED JANUARY 16, 2008 AS INSTRUMENT NO. 20080116-00085807-0 OF OFFICIAL RECORDS.

**PROPOSED EASEMENTS**

SEE SHEET 4 FOR PROPOSED EASEMENT DESCRIPTIONS.

**LOT AREAS**

- LOT B 96.768 ACRES GROSS & NET
- LOT D 251.792 ACRES GROSS & NET
- LOT F 691.927 ACRES GROSS & NET
- REMAINDER 12,659 SQ. FT.
- 2,542,340 SQ. FT. 58.36 ACRES GROSS & NET



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N01°34'35\"	45.80'
L2	N15°55'12\"	27.85'
L3	N11°53'00\"	24.97'
L4	N11°53'00\"	24.97'
L5	N01°25'58\"	3.11'
L6	N88°27'08\"	72.58'

**CURVE TABLE**

CURVE	DELTA	ADIUS	LENGTH
C1	41°58'56\"	109.69'	280.72'
C2	41°58'56\"	109.69'	280.72'
C3	41°58'56\"	109.69'	280.72'
C4	83°57'52\"	219.38'	561.44'
C5	83°57'52\"	219.38'	561.44'
C6	83°57'52\"	219.38'	561.44'
C7	83°57'52\"	219.38'	561.44'

- LEGEND**
- BL BOOK CALCULATED FROM RECORD
  - CR CURVE
  - FER FOUND RECORD
  - FK FOUND MARKED
  - MD MEASURED
  - N N
  - N.R. NUBER
  - O.R. OFFICIAL RECORDS
  - P.C. PAGE
  - P.L.E. PUBLIC UTILITY EASEMENT
  - S SQUARE FEET
  - S (RAD) RADIAL BEARING
  - RS RECORDS OF SURVEY
  - RS BK. 50, PG. 64
  - R1 INST. NO. 2003-033447-00 O.R.
  - R2 INST. NO. 20080116-00085807-0 O.R.
  - R3 FOUND MONUMENT AS NOTED
  - PROPOSED EASEMENT NOTE
  - EXISTING EASEMENT NOTE

**TRACT No. 5592-1**

**Perfield & Smith**  
 Engineers - Surveyors - Planners  
 - Construction - Transportation  
 1327 Bu Buena Road, Suite 300, Camarillo, CA 93010  
 Phone: (805) 881-0708 Fax: (805) 881-0251



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

Tract 5592-01

Project Location:

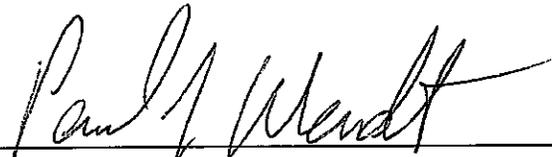
Fifth Street at Harbor Blvd

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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: 6/17/11

  
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Paul J. Wendt, Supervising Civil Engineer  
Development Services Program