

RESOLUTION NO. 5323

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING TO THE CITY COUNCIL APPROVAL OF FINAL PARCEL MAP 77-23, FOR REVERSION TO ACREAGE FILED BY TILA ESTRADA, SUBJECT TO CERTAIN CONDITIONS.

- WHEREAS, the Planning Commission of the City of Oxnard has considered Final Parcel Map 77-23, for reversion to acreage filed by Tila Estrada in accordance with Chapter 27, Article III, Division 2 of the Oxnard City Code; and
- WHEREAS, said final parcel map was referred to the various public utility companies, City departments and the Staff Advisory Committee for recommendations; and
- WHEREAS, the Planning Commission finds the tentative map to conform to the City's General Plan and elements thereof; and
- WHEREAS, the Planning Director has determined that the project covered by this application will produce no substantial impact on the environment, and a declaration to this effect has been duly executed and posted in accordance with the guidelines established by the City Council.
- NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends to the City Council approval of Final Parcel Map 77-23 for reversion to acreage filed by Tila Estrada, subject to the following conditions.

GENERAL PROVISIONS

1. That the developer shall enter into a contract agreement with the City of Oxnard to install and construct all improvements as contained in the conditions of approval of this parcel map and those required by the subdivision sections of the Oxnard City Code, and shall post a bond, cash deposit or instrument of credit guaranteeing the installation and construction of all required improvements.
2. That the developer shall indemnify, exonerate and hold harmless the City of Oxnard and all officers and employees thereof against all claims, demands and causes of action arising out of improvements required by this parcel map.

3. Where the finished grade of this property is in excess of 6" higher or lower than the abutting property, a retaining wall shall be required and any required fence or wall shall be measured from the top of the retaining wall.
4. "Standard Specifications for Public Works Construction" 1976 edition and modifications thereto including City of Oxnard Standard Land Development Specifications, July, 1976, shall be the project specifications except as noted on the project plans. Work shall be per Oxnard City Standards.

DRAINAGE

5. That on-site drainage and drainage facilities shall be provided and constructed as directed and approved by the Public Works Director.
6. Each lot or parcel shall drain into a street, alley, or public drain in such a manner that there will be no undrained depressions.
7. Pay the storm drainage fee in accordance with City Ordinance No. 1517.

WATER

8. Install adequately sized services and meters to each lot as required by the Water Superintendent. In cases where one meter serves more than one building the developer shall furnish an accurate "as built" showing buildings or parts of buildings served by that meter.
9. A backflow prevention device may be required as determined by the Water Superintendent and the Cross Connection Control Inspector.

SEWER

10. Pay the standard sewer connection fee as required in Chapter 25, Article II of the Oxnard City Code prior to the issuance of any building permit.

11. Pay the pro-rata share of the sewer line in Hayes Avenue for a distance of 120.00 lineal feet at a cost of \$3.00 per lineal foot for a total of \$360.00.

TREES AND LANDSCAPING

12. That trees as required and designated by the Parks and Recreation Director shall be planted.
13. Provide water services and meters for all parks and planter strips as determined necessary by the Parks and Recreation Director.

ELECTRIC AND COMMUNICATIONS UTILITIES

14. Underground utilities shall be installed and installation shall conform to existing City policy as expressed in City Council Resolution No. 6716. Pay an atlas fee of 3 cents per linear foot for each utility installed.
15. Ornamental street lights as recommended by the Southern California Edison Company and approved by the City Manager shall be installed. Street lights installed in the medians of abutting streets shall be eligible for refund of one-half the cost from the abutting property if it is developed within five years.
16. A master utility map shall be prepared by the developer and made a part of the improvement plans. The map shall indicate the relative location of all public and private utilities as directed by the Public Works Director.

STREETS

17. Dedicate and improve three feet for alley widening.
18. Install 10 feet concrete sidewalk with treewells and trees.

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PASSED AND ADOPTED by the Planning Commission of the City of Oxnard
on this 16th day of June, 1977, by the following vote:

AYES: Commissioners: Maron, Flores, Stoll, O'Connell,
Duff, Lopez

NOES: Commissioners: John

ABSENT: Commissioners: None

Manuel M. Lopez, Jr.
Manuel M. Lopez, Jr.
Chairman

ATTEST:

Gene L. Hosford
Gene L. Hosford
Secretary