



Meeting Date: 12/19/06

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

Agenda Item No. I-2

Reviewed By: City Manager [Signature] City Attorney [Signature]

Finance SW

Other (Specify) _____

DATE: December 7, 2006

TO: City Council

FROM: Susan L. Martin, AICP [Signature]
Planning and Environmental Services Manager

SUBJECT: **Planning & Zoning Permit No. 06-300-2 (Final Map for Phase 3 of Tract No. 5643).
Filed by RiverPark Legacy, LLC.**

RECOMMENDATION

That City Council adopt a resolution approving Planning and Zoning Permit No. 06-300-2 (Final Map) for Phase 3 of Tract No. 5643, located south of Kiawah River Drive, north and east of Owens River Drive, and north of Garone Street, within the *RiverPark Specific Plan* area.

DISCUSSION

On July 6, 2006, the Planning Commission adopted Resolution No. 2006-38, recommending that the City Council approve the Tentative Subdivision Map for Tract No. 5643. The Tentative Subdivision Map includes subdivision of 90.1 acres into 271 lots, for subsequent development into 185 detached single family homes and 485 condominium dwelling units, parks and open space, local streets, and easements, consistent with the RiverPark Specific Plan.

The City Council reviewed and approved the Tentative Subdivision Map for Tract 5643 on July 25, 2006, subject to the conditions set forth in Planning Commission Resolution No. 2006-38.

This Final Map consists of approximately one-fifth of the entire area of the tentative subdivision map. Specifically, it includes 18.05 acres (Phase 3) of the entire 90.1 acres comprising Tract No. 5643 (see Attachment 3). This phase of the tract include 53 parcels: 44 numbered lots and 9 lettered lots, for single family houses, residential condominiums (duplexes), private walkways, and private alleys. The final map for the first two phases of Tract 5643 (-1 and -2) was approved by the City Council on October 17, 2006. The applicant will submit a final map request for the remaining 42.44 acres within the tentative subdivision map area at a later date.

PZ No. 06-300-2 (Final Map of TSM 5643-3)

December 19, 2006

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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 RiverPark Specific Plan and 2020 General Plan.

FINANCIAL IMPACT

None.

Attachment #1 - Resolution Approving Final Map of Tract No. 5643, Phase 3
#2 - Vicinity Map, RiverPark Location Map
#3 - Reduced Final Subdivision Map No. 5643-3 (PZ 06-300-2)
#4 - Verification of Status Form

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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. 5643-3, FOR PROPERTY LOCATED WITHIN THE RIVERPARK SPECIFIC PLAN AREA, FILED BY RIVERPARK LEGACY, LLC.

WHEREAS, the Tentative Subdivision Map for Tract No. 5643 (Tentative Map) for property located within the RiverPark Specific Plan Area, filed by RiverPark Legacy, was recommended for approval by Planning Commission Resolution No. 2006-38, and approved by City Council Resolution No. 13,149, subject to certain conditions; and

WHEREAS, the Final Map of Phase 3 of such subdivision (Tract 5643-3) has been submitted, 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 No. 5643-3 is approved, subject to the conditions set forth in Planning Commission Resolution No. 2006-38, and City Council Resolution No. 13,149 for the Tentative Subdivision Map.
2. The Final Map is consistent with the General Plan and the RiverPark Specific Plan 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 December, 2006, by the following vote:

AYES:

NOES:

ABSENT:

Dr. Thomas E. Holden, Mayor

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ATTACHMENT 1
PAGE 1 OF 2

Resolution No.
Final Map of Tract No. 5643-3
Page 2

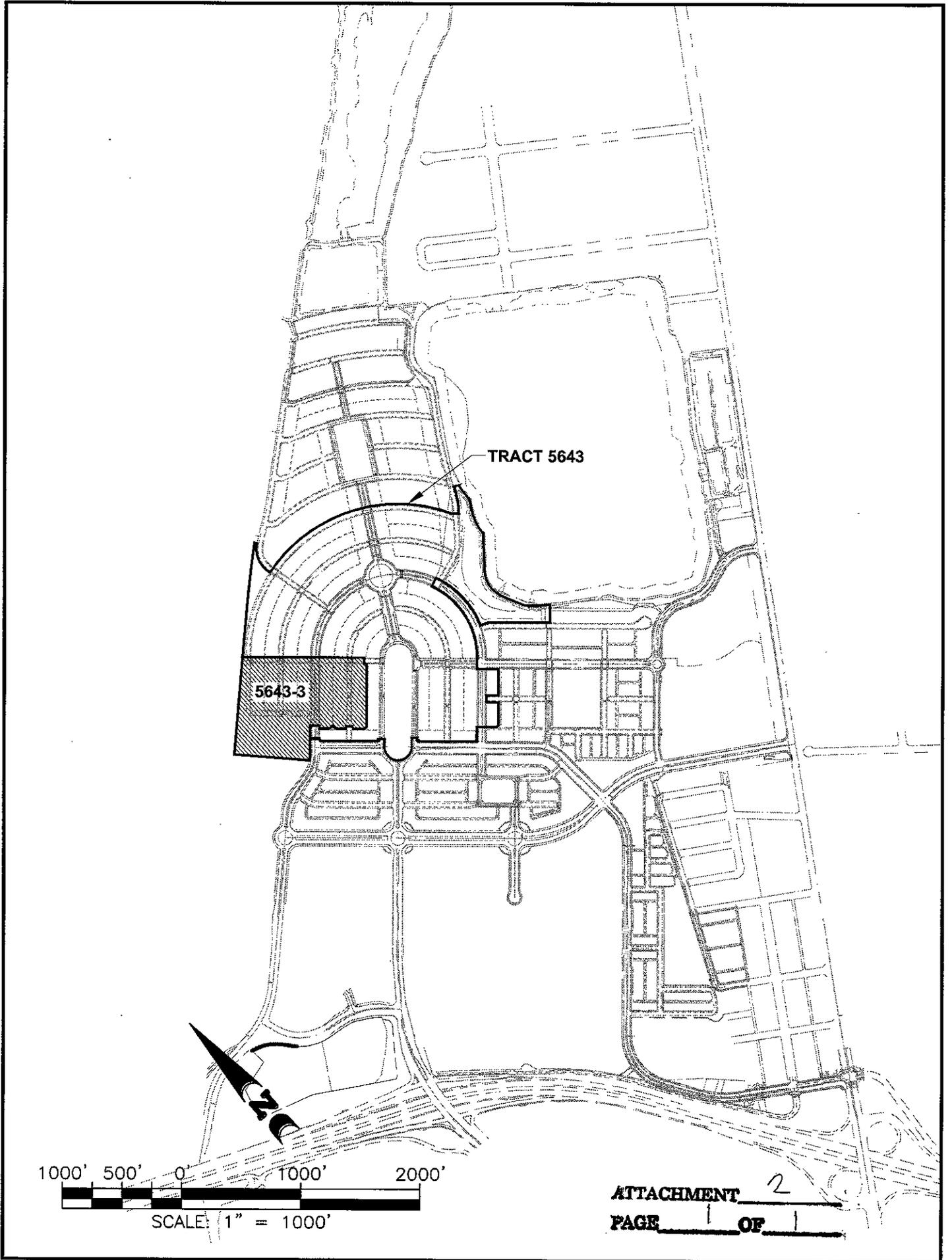
ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:

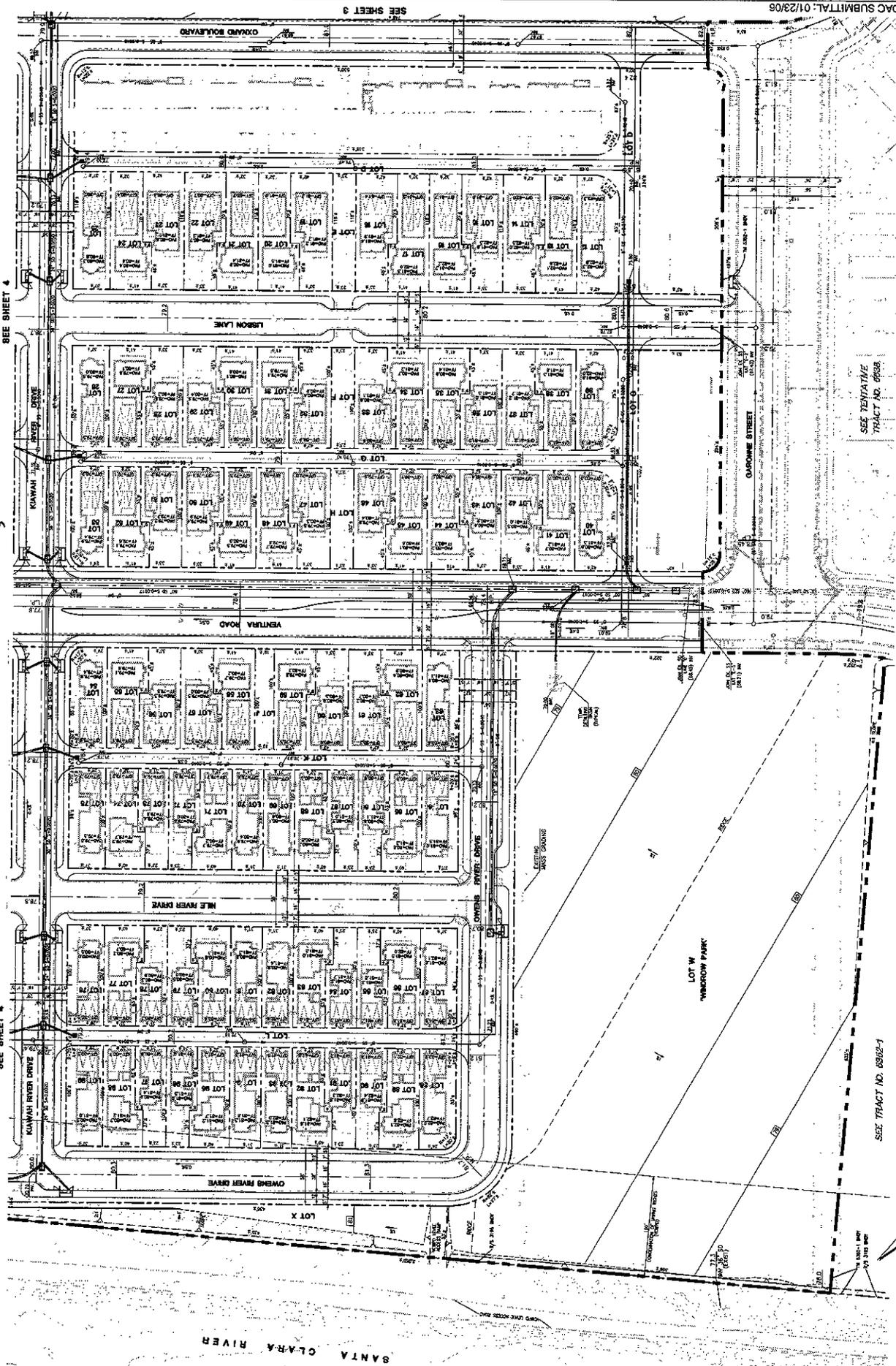
Gary L. Gillig

Gary L. Gillig, City Attorney



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TENTATIVE TRACT NO. 5643
RIVERPARK LEGACY
 IN THE CITY OF OXNARD



SEE SHEET 4

3

SEE SHEET 4

SEE SHEET 3

SEE TENTATIVE TRACT NO. 6908

SEE TRACT NO. 6952-1

PROJECT NO.	5643
TRACT NO.	5643
DATE	01/23/06
PROJECT BY	HUTZIGERS
DATE	
SCALE	
PROJECT NO.	5643
TRACT NO.	5643
DATE	01/23/06
PROJECT BY	HUTZIGERS
DATE	
SCALE	



NO.	DATE	REVISION

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VERIFICATION OF STATUS:

FINAL MAPS AND IMPROVEMENT PLANS

TRACT/PARCEL MAP 5643-3
PROJECT LOCATION:
RIVERPARK NORTH OF
FOREST PARK AND
VENTURA ROAD

Requires Subdivision Agreement.

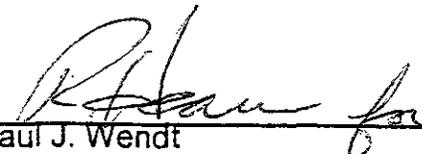
The Development Services Program does not require improvement plans for this development.

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: 12-8-06


Paul J. Wendt
Development Services Program

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Rev.5/30/96