PLANNING COMMISSION
STAFF REPORT

TO: Planning Commission

FROM: Linda Windsor, Associate Planner

DATE: June 28, 2007

SUBJECT: **Planning and Zoning Permit No. 06-300-19 (Tentative Subdivision Map for Tract No. 5643). Filed by Tony Talamante, RiverPark Legacy, LLC**

1. **Recommendation:**
That the Planning Commission adopt a resolution recommending to the City Council approval of Planning and Zoning Permit No. 06-300-19 (Tentative Subdivision Map for Tract No.5644) to subdivide a 268.5 acre site subject to certain findings and conditions.

2. **Project Description and Applicant:**
The proposed tentative subdivision map, Planning and Zoning Permit No. 06-300-19 (Tentative Subdivision Map for Tract Map No. 5644) proposes to subdivide a 268.5 acre site comprised of parcels 133-001-001, 133-001-057, 133-001-060 and 132-02-038. The site, all of Planning District M and the northerly portion of Planning District H of the *RiverPark Specific Plan,* is bounded by Owens River Drive to the South, the Specific Plan boundary to the north, Turnout Park Circle and District L to the east, and the Santa Clara River and the Specific Plan boundary to the west.

   The subdivision map was filed concurrently with Planning and Zoning Permit No. 06-200-16 (Development Design Review permit) which proposes to construct 299 single family detached dwelling units. The Development Services Director will consider this DDR for architecture and site design at a later date. The applications were filed by Tony Talamante, RiverPark Legacy, LLC, 30699 Russell Ranch Road, Suite 290, Westlake Village, CA 91361.

3. **General Plan Policies, Specific Plan and Land Use Designation Conformance:**
The *2020 General Plan* land use map designates the subject project area for *Residential Low Medium 8-12 dwelling units per acre.* The *RiverPark Specific Plan* Land Use Diagram designates the subject project area for *Residential: Low/Medium 8-12 units/acre.* The development proposal, at 9.5 units/acre in the H District, conforms to the Specific Plan.

4. Existing and Surrounding Land Use:

According to Exhibit 1.E of the Specific Plan, the undeveloped project site lies within an area that was previously a Ventura County Flood Control District detention basin and the site of various gravel mining operations. The project site lies within an area recently graded as part of the anticipated build-out of the *RiverPark Specific Plan* area and for construction of the backbone infrastructure.

The *RiverPark Specific Plan* is comprised of thirteen distinct Planning Districts (see Exhibit 2.I of the Specific Plan). The proposed subdivision of the site includes the northerly portion of Planning District H (River Park Crescent Neighborhood District) and District M (Water Storage/Recharge Basins and Storm Water Control District). The proposal for District H is bordered on the south by previously approved Tract No. 5643, to the north and east by Planning District M, and to the west by the Santa Clara River and the RiverPark Specific Plan boundary. The portion of Planning District H within this subdivision also includes a park site (Crescent Park). The location, street alignment and size of the park were approved as part of the approval of Tract No. 5352. District M includes a trail system that follows the perimeter of the recharge basins. The trail system was envisioned in the Specific Plan, and its configuration was developed by the City's Landscape Consultant, with input from the Parks, Development Services, Police and Fire Departments and Development Advisory Committee.

5. Environmental Determination:

In accordance with the California Environmental Quality Act (CEQA), an environmental impact report (EIR No. 00-03) was prepared to analyze potential impacts associated with the approval and the implementation of the *RiverPark Specific Plan* and the anticipated build out of the 701 acre specific plan site. On July 16, 2002, the City Council adopted Resolution No. 12,209 upholding the Planning Commission's decision certifying the environmental impact report (State Clearinghouse No. 2000051046) and adopting findings of fact, statement of overriding considerations and mitigation monitoring and reporting program. Mitigation measures identified in the RiverPark Specific Plan Environmental Impact Report No. 0-03 that are relevant to this project have been incorporated into the draft resolution as project conditions.

6. Subdivision Map Analysis:

a) General Discussion:

This tentative subdivision map, Planning and Zoning Permit No. 05-300-19 (Tentative Subdivision Map for Tract Map No. 5643) proposes to subdivide a 268.5 acre site comprised of parcels 133-001-001, 133-001-057, 133-001-060 and 132-02-038. Tentative Tract Map 5644 creates 335 lots comprised of 299 numbered lots for single family residences, and 36 lettered lots for private alleys, park, open space, and detention basin purposes.

b) Development Review Process

In accordance with the provisions of the *RiverPark Specific Plan*, the residential development proposed for this map has gone through a multi-phase review process which includes the Town Master Planner/Architect, the Development Advisory Committee and the Development Services Director. The proposed development was reviewed for

consistency with the vision, spirit, design intent and objectives of the *RiverPark Specific Plan* to create a coherent, efficient, walkable and attractive new multi-use community.

According to Section No. 7.9.2.2 of the *RiverPark Specific Plan*, the proposed residential development for this site is a use "permitted by right" and is to be considered by the Development Services Director as the approving body. However, the proposed tentative subdivision map is subject to the Subdivision Map Act and the City of Oxnard's Subdivision Ordinance, which require review and recommendation by the Planning Commission and ultimately the approval of the City Council.

c) ***Relevant Project History and Related Permits:***
On July 20, 2004, the City Council adopted Resolution No. 12,692, approving Planning and Zoning Permit No. 01-5-134 (Tract No. 5352-01) to subdivide approximately 306 acres of the 701 acre site commonly known as the *RiverPark Specific Plan Area*. Since the approval of Tract No. 5352, four Subdivision Maps, PZ No. 05-300-04 (Tract 5536), PZ No. 05-300-05 (Tract 5537), PZ No. 05-300-09 (Tract 5538) and PZ No. 06-300-2 (Tract 5643) have been approved. Tract Nos. 5536, 5537, 5538 and 5643 include lots for condominium and single family housing types as well as open space and park sites. Development Design Review Permits (PZ 04-200-12, PZ 04-200-13, PZ 05-200-02, and PZ 06-200-1) for the four tracts were processed and approved concurrently with the four maps, including 1171 condominium units and 329 single family units within fifteen different neighborhoods. There have been two recent minor modifications: first to 5538-1 which increased the number of condominium units from 111 to 116, and the second to 5643-1, which reduced the number of condominium units from 84 to 76. The total number of approved residential units to date under the permits above is 1497.

The proposed tentative subdivision map involving this 268.5 acre site was reviewed in accordance with the standards and guidelines of the Subdivision Map Act and Chapter 15 of the Subdivision Ordinance of the City Code. The Town Master Planner/Architect, in accordance with Section 7.8.2.4 of the *RiverPark Specific Plan* has determined that the proposed tentative subdivision map is consistent with the design intent, density, and neighborhood configuration of the Specific Plan. The Development Services Director, in accordance with Section No. 7.9.2.2 of Chapter 7 has found the project to be consistent with the vision, spirit, intent and objectives outlined in the *RiverPark Specific Plan*.

7. Attachments:

A. Maps (Vicinity, General Plan)
B. Reduced Subdivision Map PZ 06-300-19 (TSM-5644)
C. Tract Map No. 5352-1 (Sheet 3 of 17)
D. Resolution recommending approval of PZ 06-300-19 (Tentative Subdivision Map of Tract No. 5644)
E. RiverPark Land Use Plan (Exhibit 2.B)

Prepared by: LJW
LJW

Approved by: SM
SM

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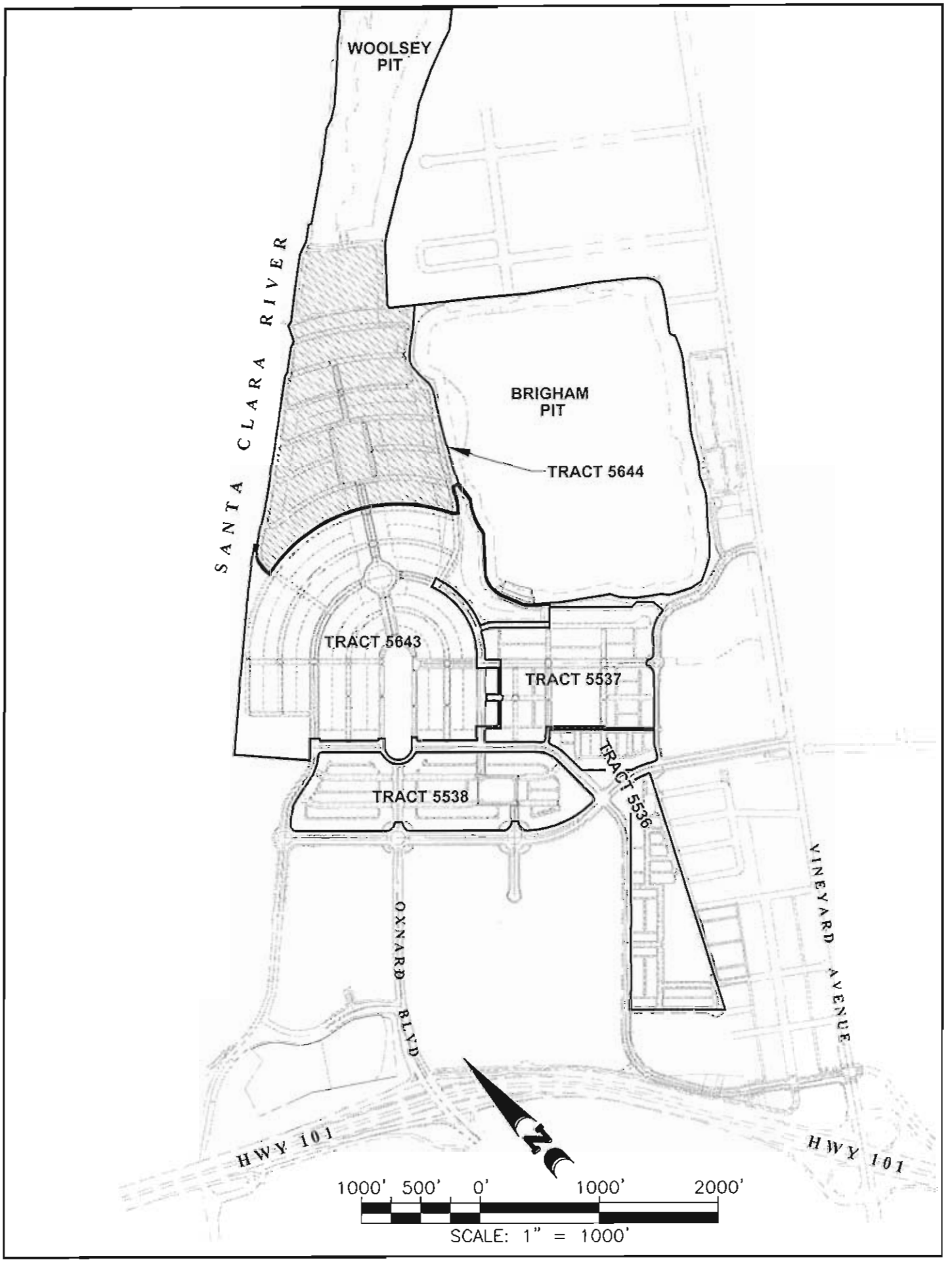
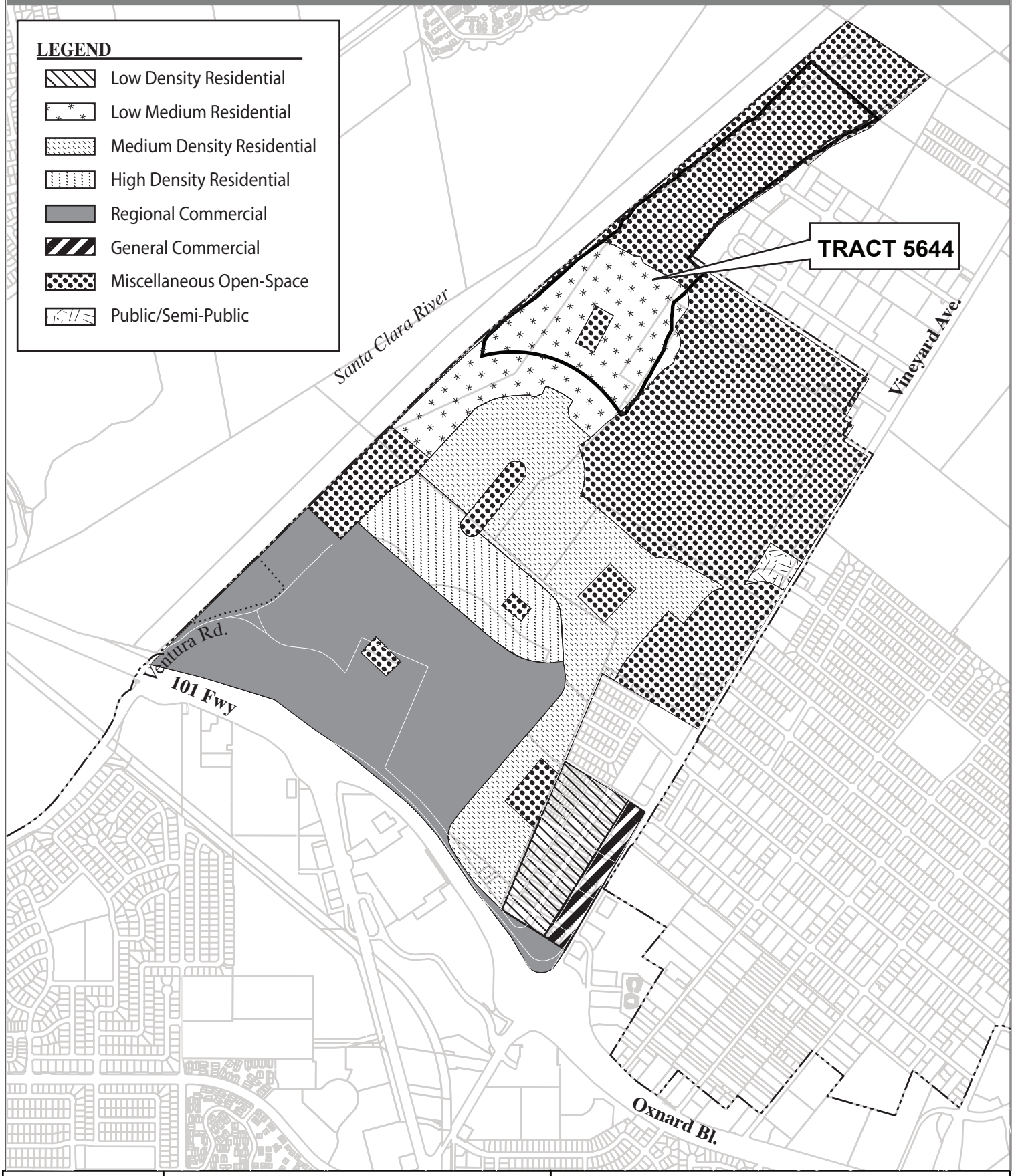

WOOLSEY PIT
SANTA CLARA RIVER
BRIGHAM PIT
TRACT 5644
TRACT 5643
TRACT 5537
TRACT 5538
TRACT 5536
OXNARD BLVD
VINEYARD AVENUE
HWY 101
HWY 101
N
1000' 500' 0' 1000' 2000'
SCALE: 1" = 1000'

River Park General Plan Map



Oxnard Planning
June 13, 2007

PZ 06-300-19
Location: Riverpark Tract 5644
APN: 133001001, 13300157, 133300160, 13202038
RiverPark Legacy LLC

RiverPark General Plan Map

TRACT NO. 5352-1

IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF RANCHO SANTA CLARA DEL NORTE
(BOOK A, PAGE 101 OF PATENTS) (HEREINAFTER RECORDS FROM SANTA BARBARA COUNTY)

OCTOBER 2000

JAMES L. BARYH, P.L.S. 6846

HUITT-ZOLLARS

VICINITY MAP

NOT TO SCALE

SITE

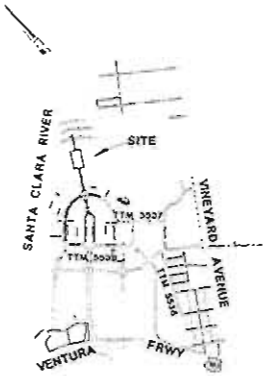
GPS COORDINATE CONTROL AND SHEET INDEX MAP

TENTATIVE TRACT NO. 5644

RIVERPARK LEGACY

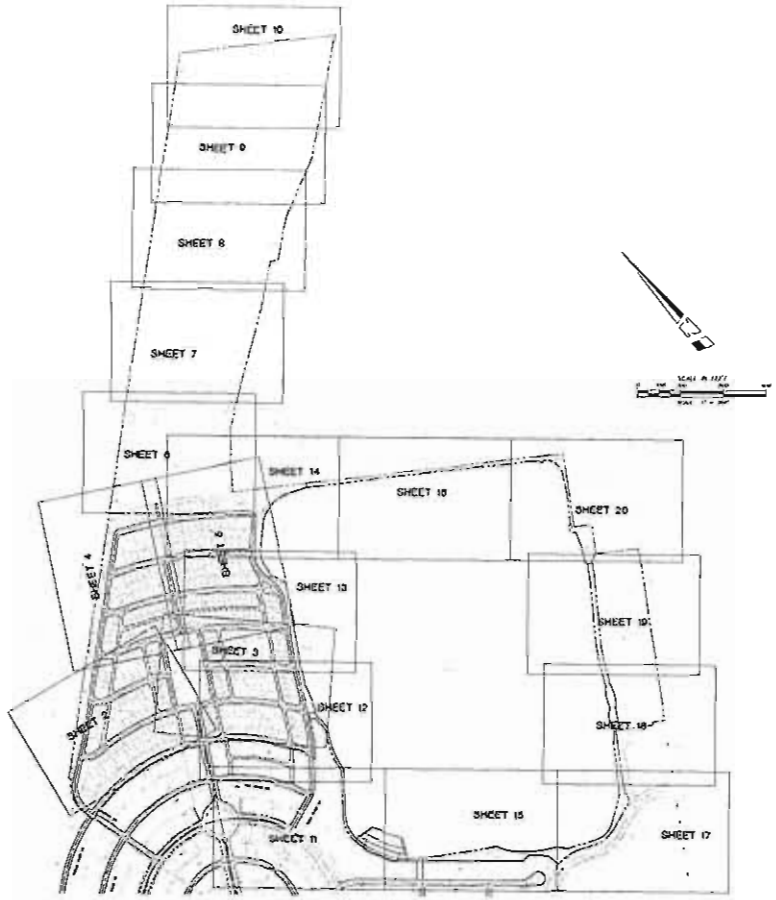
IN THE CITY OF OXNARD

299 NUMBERED LOTS AND 36 LETTERED LOTS



VICINITY

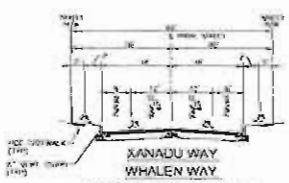
RIVERPARK
Riverpark Legacy, LLP



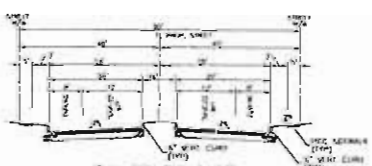
NOTES

1) EXISTING LAND USE - GRADED IN ACCORDANCE WITH PREVIOUS APPROVALS
2) PROPOSED LAND USE - RESIDENTIAL PARK, LANDSCAPING AND STREETS
3) EXISTING ZONING - SITE IS ZONED "RIVERPARK SPECIFIC PLAN"
4) ADJACENT LAND
   NORTH - GRADED IN ACCORDANCE WITH PREVIOUS APPROVALS
   SOUTH - GRADED IN ACCORDANCE WITH PREVIOUS APPROVALS
   EAST - WATER TERMINAL BUILDING
   WEST - SANTA CLARA RIVER
5) SANITARY SEWER SERVICE PROVIDED BY: CITY OF OXNARD
6) WATER SERVICE PROVIDED BY: CITY OF OXNARD
7) ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND
   GAS - THE GAS COMPANY
   ELECTRIC - SOUTHERN CALIFORNIA EDISON CO
   TELEPHONE - GENERAL TELEPHONE
   CABLE TELEVISION - JONES INTERCABLE INC
8) PROJECT SITE IS WITHIN THE AIR SCHEDULE UNIONS
9) DRAINAGE SYSTEM WILL BE DEVELOPED IN ACCORDANCE WITH THE CITY OF OXNARD STANDARDS
10) STREET IMPROVEMENTS WITHIN VENTURA SHALL MEET THE REQUIREMENTS OF THE CITY OF OXNARD STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION)
11) ALL SLOPES TO BE CONSTRUCTED AT A MAXIMUM SLOPE RATIO OF HORIZ. TO VERT. (UNLESS OTHERWISE NOTED)
12) GRADING FOR THIS TENTATIVE TRACT MAP WILL BE ACCOMPLISHED IN MULTIPLE PHASES PURSUANT TO THE CITY OF OXNARD GRADING CODE
13) SEWER WATER FLOWS TEMPORARY TO THE SITE WILL BE INTERCEPTED AND CONVEYED UNDERGROUND TO THE PROPOSED SEWER LINES AND WATER QUALITY SYSTEMS WITHIN NORTH
14) ALL PROPOSED SEWER LINES AND WATER QUALITY SYSTEMS WITHIN NORTH ARE PRELIMINARY. SEWER LINES AND WATER QUALITY PLANS SHALL BE REVISED PRIOR TO RECORDATION OF THE FINAL MAP(S)
15) ACCESS TO SITE IS PROVIDED VIA: HUENEME DRIVE, OXNARD BOULEVARD AND WEST OXNARD DRIVE
16) MULTIPLE FINAL MAPS MAY BE RECORDED FROM THIS TENTATIVE TRACT MAP PER SECTION 66456.1 OF THE STATE OF CALIFORNIA GOVERNMENT CODE (SUBDIVISION MAP ACT) AS AMENDED (MARCH, 2004)
17) PRELIMINARY ESTIMATED EARTHWORK: CUT 13,402 CY; FILL 363,934 CY
18) THIS MAP IS AN APPLICATION FOR A DEVELOPMENT PERMIT PURSUANT TO SECTION 65943 OF THE CALIFORNIA GOVERNMENT CODE
19) PROPOSED STREET STRUCTURES AND EASEMENTS ARE APPROXIMATE. ACTUAL LOCATIONS AND EASEMENT WIDTHS SHALL BE REVISED ON THE FINAL MAP(S)
20) PROPOSED LOCATION OF EASEMENTS, INCLUDING BUT NOT LIMITED TO PUBLIC UTILITIES, FIRE ACCESS, DRAINAGE UTILITY, AND PROPERTY LINES, SHALL BE SHOWN ON THE FINAL MAP(S)
21) LOTS 1-123 AND 200-299 ARE FOR SINGLE FAMILY DWELLING PURPOSES
22) LOTS 124, 125, 126, 127 & 128 ARE FOR PRIVATE ALLEY PURPOSES
23) LOT 129 IS FOR PARK PURPOSES
24) LOTS 130, 131, 132 & 133 ARE FOR OPEN SPACE PURPOSES

PROPOSED STREET SECTIONS



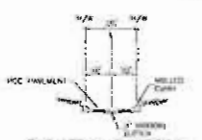
XANADU WAY
WHALEN WAY
RIO GRANDE RIVER DRIVE
PLATTE WAY
SEINE RIVER WAY
TIBER RIVER WAY



OXNARD BOULEVARD

OXNARD BOULEVARD

KINGS CANYON DRIVE
ALBION WAY
OXNARD BOULEVARD



PRIVATE ALLEY SECTION

OWENS RIVER DRIVE

LOT SUMMARY

LOT NO	PLANNED USE	AREA	LOT NO	PLANNED USE	AREA	LOT NO	PLANNED USE	AREA
LOT 1	SFD	0.18 ACRES	LOT 101	SFD	0.14 ACRES	LOT 201	SFD	0.14 ACRES
LOT 2	SFD	0.18 ACRES	LOT 102	SFD	0.14 ACRES	LOT 202	SFD	0.14 ACRES
LOT 3	SFD	0.18 ACRES	LOT 103	SFD	0.14 ACRES	LOT 203	SFD	0.14 ACRES
LOT 4	SFD	0.18 ACRES	LOT 104	SFD	0.14 ACRES	LOT 204	SFD	0.14 ACRES
LOT 5	SFD	0.18 ACRES	LOT 105	SFD	0.14 ACRES	LOT 205	SFD	0.14 ACRES
LOT 6	SFD	0.18 ACRES	LOT 106	SFD	0.14 ACRES	LOT 206	SFD	0.14 ACRES
LOT 7	SFD	0.18 ACRES	LOT 107	SFD	0.14 ACRES	LOT 207	SFD	0.14 ACRES
LOT 8	SFD	0.18 ACRES	LOT 108	SFD	0.14 ACRES	LOT 208	SFD	0.14 ACRES
LOT 9	SFD	0.18 ACRES	LOT 109	SFD	0.14 ACRES	LOT 209	SFD	0.14 ACRES
LOT 10	SFD	0.18 ACRES	LOT 110	SFD	0.14 ACRES	LOT 210	SFD	0.14 ACRES
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LOT 87	SFD	0.18 ACRES	LOT 187	SFD	0.14 ACRES	LOT 287	SFD	0.14 ACRES
LOT 88	SFD	0.18 ACRES	LOT 188	SFD	0.14 ACRES	LOT 288	SFD	0.14 ACRES
LOT 89	SFD	0.18 ACRES	LOT 189	SFD	0.14 ACRES	LOT 289	SFD	0.14 ACRES
LOT 90	SFD	0.18 ACRES	LOT 190	SFD	0.14 ACRES	LOT 290	SFD	0.14 ACRES
LOT 91	SFD	0.18 ACRES	LOT 191	SFD	0.14 ACRES	LOT 291	SFD	0.14 ACRES
LOT 92	SFD	0.18 ACRES	LOT 192	SFD	0.14 ACRES	LOT 292	SFD	0.14 ACRES
LOT 93	SFD	0.18 ACRES	LOT 193	SFD	0.14 ACRES	LOT 293	SFD	0.14 ACRES
LOT 94	SFD	0.18 ACRES	LOT 194	SFD	0.14 ACRES	LOT 294	SFD	0.14 ACRES
LOT 95	SFD	0.18 ACRES	LOT 195	SFD	0.14 ACRES	LOT 295	SFD	0.14 ACRES
LOT 96	SFD	0.18 ACRES	LOT 196	SFD	0.14 ACRES	LOT 296	SFD	0.14 ACRES
LOT 97	SFD	0.18 ACRES	LOT 197	SFD	0.14 ACRES	LOT 297	SFD	0.14 ACRES
LOT 98	SFD	0.18 ACRES	LOT 198	SFD	0.14 ACRES	LOT 298	SFD	0.14 ACRES
LOT 99	SFD	0.18 ACRES	LOT 199	SFD	0.14 ACRES	LOT 299	SFD	0.14 ACRES
						TOTAL		294.50 ACRES

LAND USE SUMMARY

RESIDENTIAL	294.50 ACRES	51.04 ACRES %
• SINGLE FAMILY	294 UNITS	51.04 ACRES
PARK & OPEN SPACE		21.52 ACRES %
• PARKS		9.22 ACRES
• OPEN SPACE (CITY)		3.14 ACRES
• OPEN SPACE (DEVELOPER)		4.42 ACRES
• WATER QUALITY SYSTEM		0.62 ACRES
• DETENTION BASINS		4.31 ACRES
• OPEN SPACE		1.01 ACRES
CIRCULATION		26.52 ACRES %
• PUBLIC STREETS		24.54 ACRES
• PRIVATE ALLEYS		1.98 ACRES
TOTAL		576.50 ACRES %

EARTHWORK SUMMARY

	CUT	FILL
MASS FILL	13,402 CY	363,934 CY
MASS CUT		
REMOVAL OF FILL	350,532 CY	
REMOVAL OF CUT	13,402 CY	
TOTAL	IMPORT 350,532 CY	

LEGAL DESCRIPTION

[illegible]

STATEMENT OF OWNERSHIP

[illegible]

SUBDIVIDER:

[illegible]

HUITT-ZOLLARS

TENTATIVE TRACT NO. 5644
RIVERPARK LEGACY

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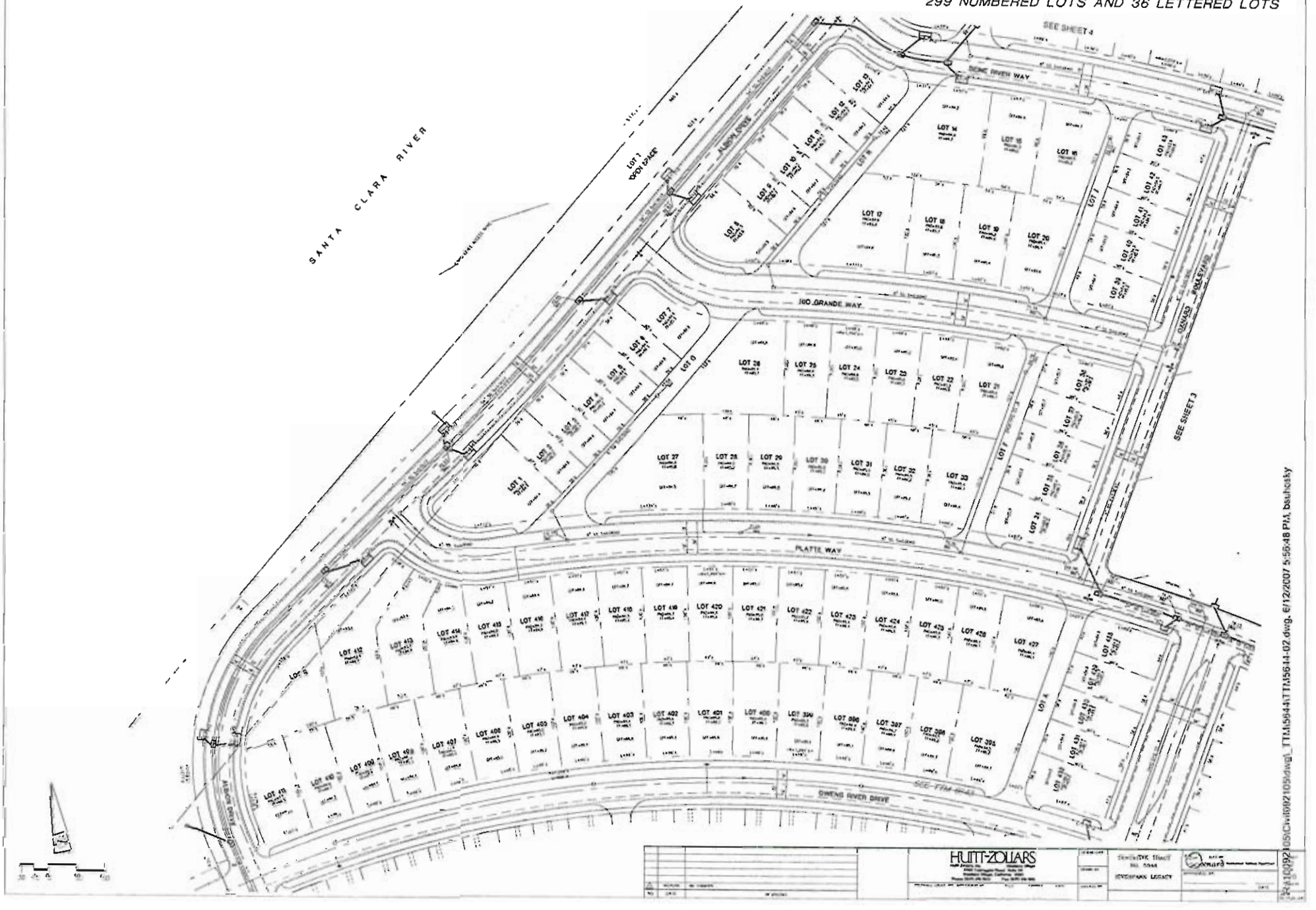
TENTATIVE TRACT NO. 5644

RIVERPARK LEGACY

IN THE CITY OF OXNARD

299 NUMBERED LOTS AND 36 LETTERED LOTS



TENTATIVE TRACT NO. 5644

RIVERPARK LEGACY

IN THE CITY OF OXNARD

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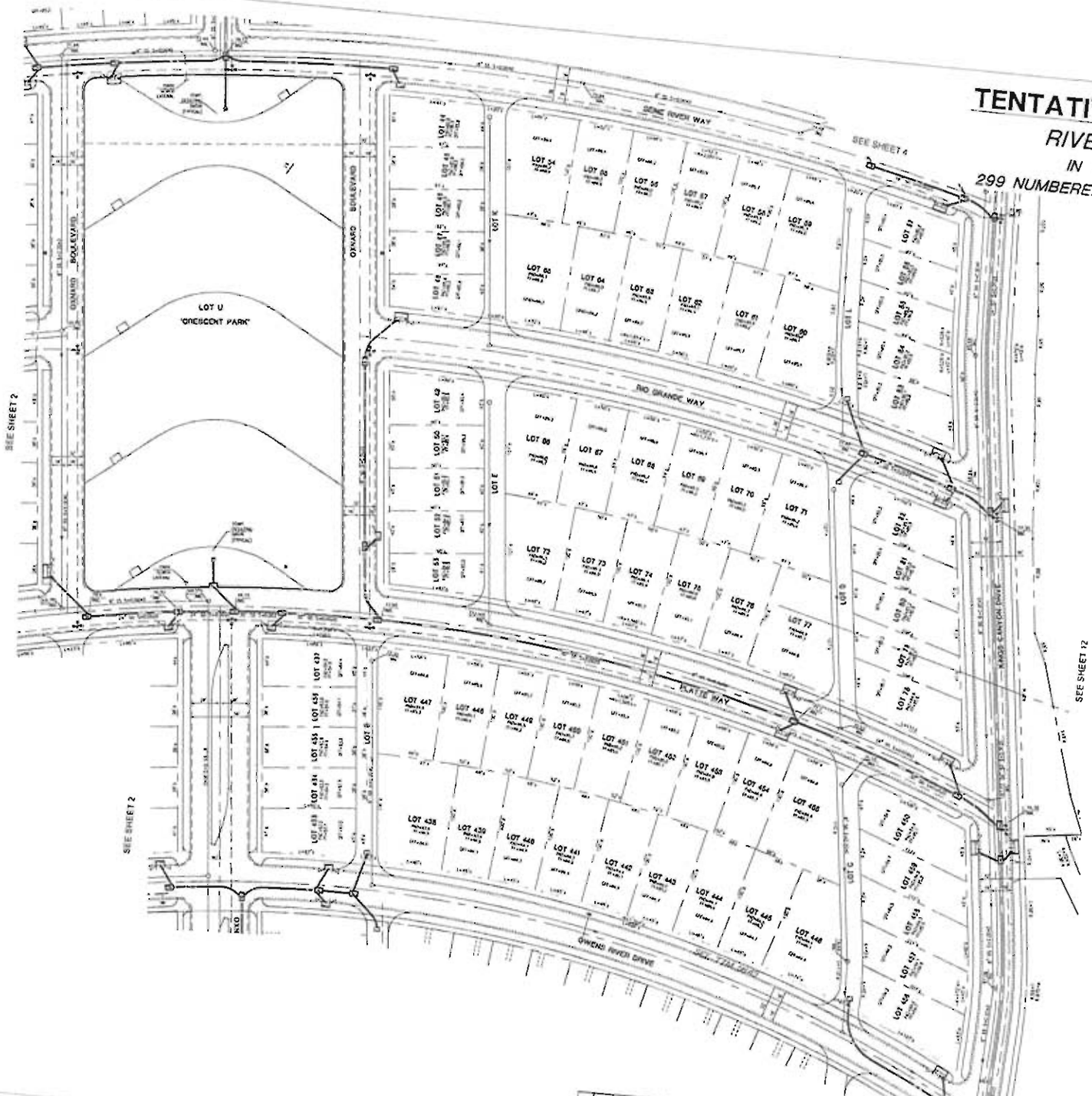

HUITT-ZOLLARS

TENTATIVE TRACT NO. 5644
RIVERPARK LEGACY

OXNARD

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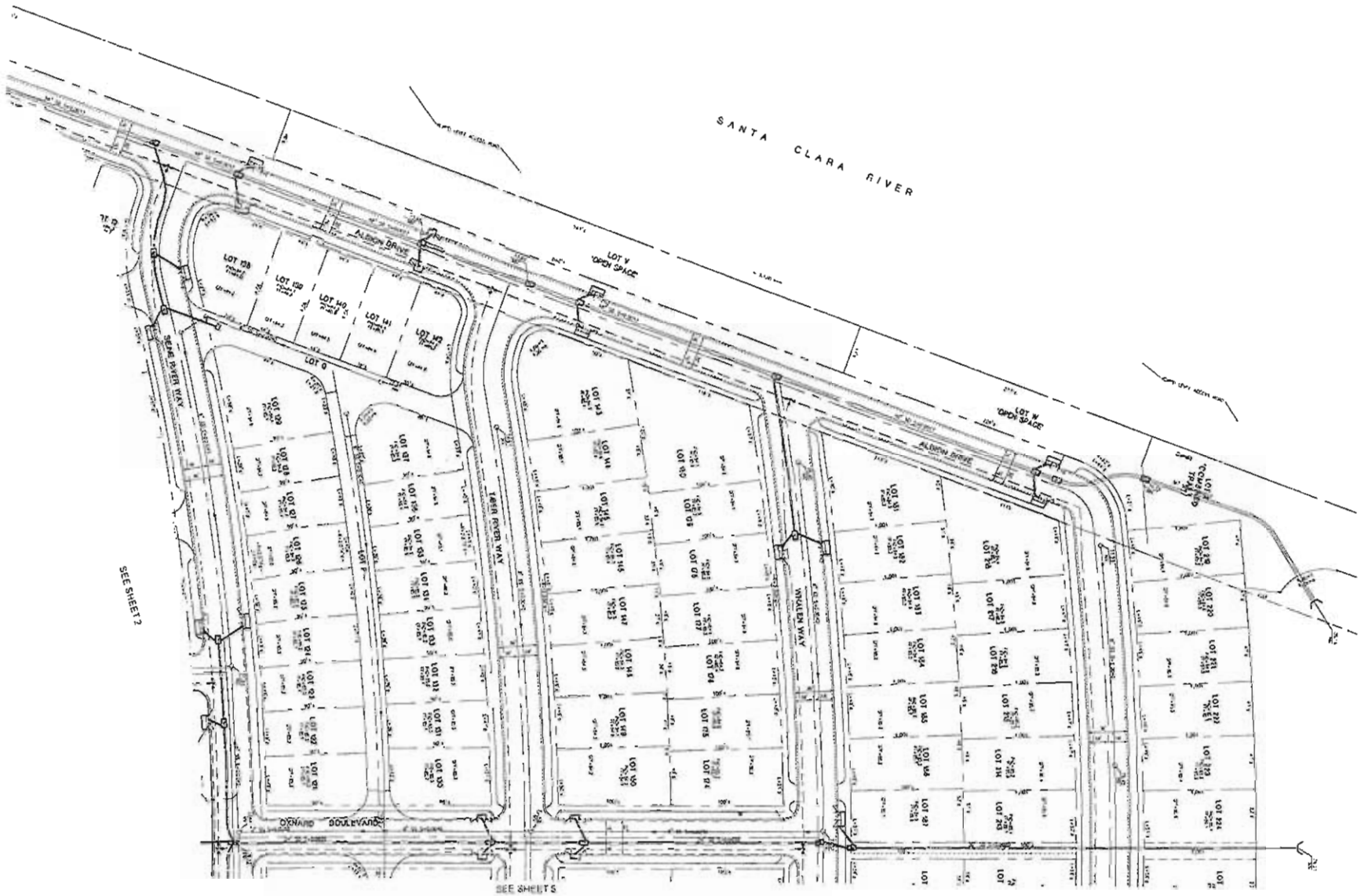
RIVERPARK LEGACY

IN THE CITY OF OXNARD

299 NUMBERED LOTS AND 36 LETTERED LOTS



HUITT-ZOLLARS

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RIVERPARK LEGACY

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TENTATIVE TRACT NO. 5644

RIVERPARK LEGACY

IN THE CITY OF OXNARD

299 NUMBERED LOTS AND 36 LETTERED LOTS

HUITT-ZOLLARS

TENTATIVE TRACT NO. 5644

RIVERPARK LEGACY

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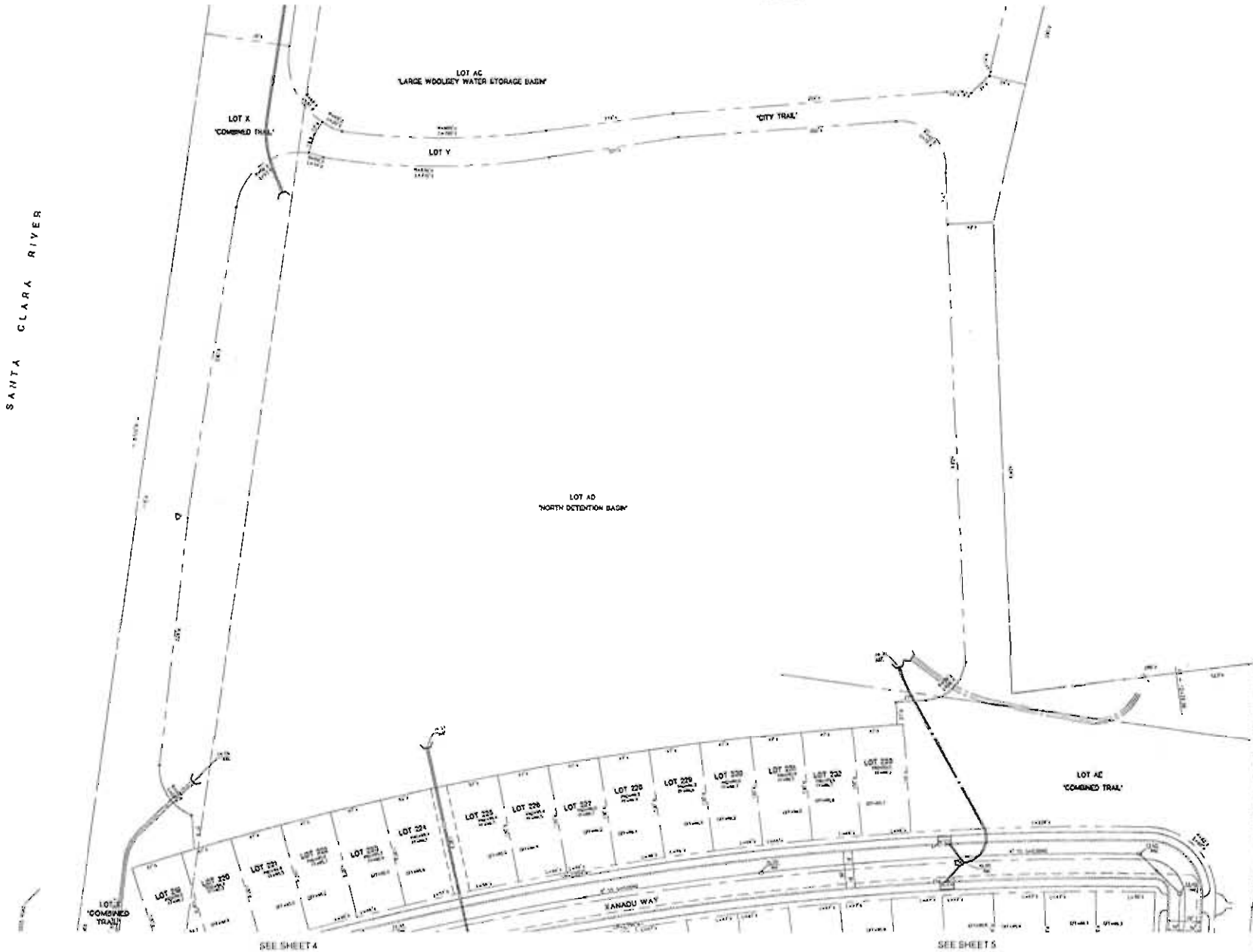
RIVERPARK LEGACY

IN THE CITY OF OXNARD

299 NUMBERED LOTS AND 36 LETTERED LOTS



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TENTATIVE TRACT NO. 5644

RIVERPARK LEGACY

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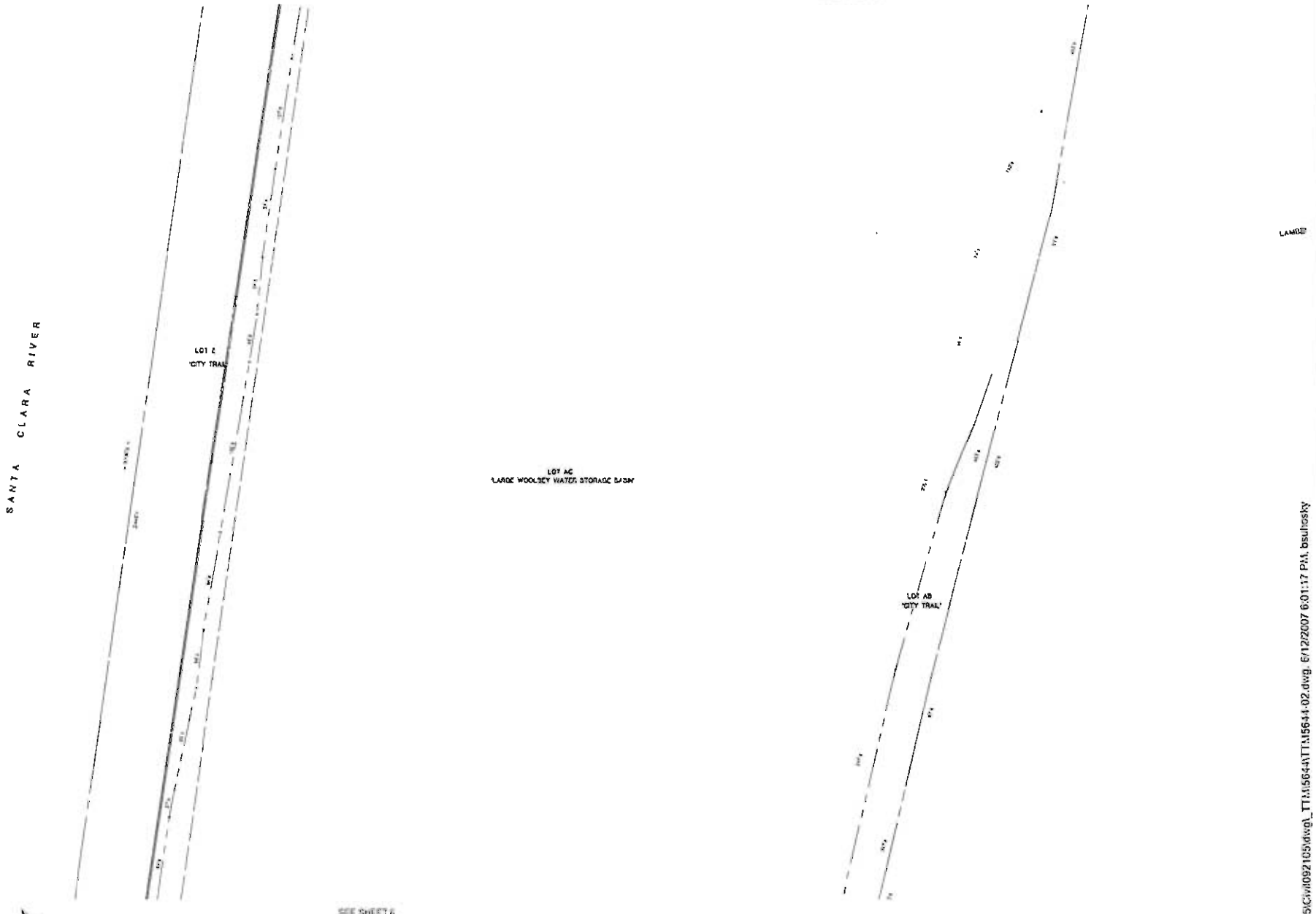
RIVERPARK LEGACY

IN THE CITY OF OXNARD

299 NUMBERED LOTS AND 36 LETTERED LOTS



HUITT-ZOLLARS

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RIVERPARK LEGACY

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TENTATIVE TRACT NO. 5644

RIVERPARK LEGACY

IN THE CITY OF OXNARD

SEE SHEET 9 *299 NUMBERED LOTS AND 36 LETTERED LOTS*

SEE SHEET 7

HUITT-ZOLLARS

TENTATIVE TRACT NO. 5644

RIVERPARK LEGACY

Oxnard

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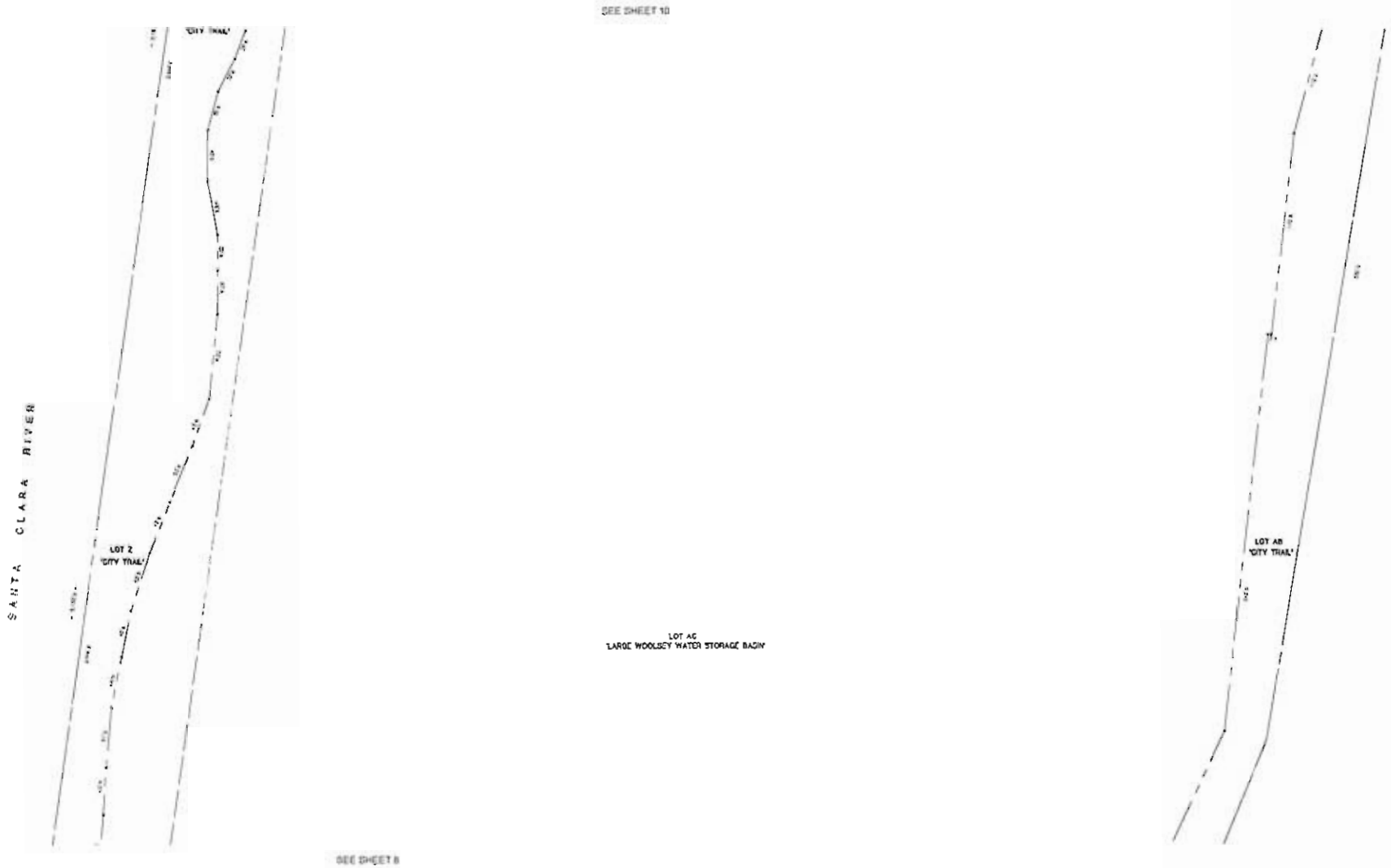
RIVERPARK LEGACY

IN THE CITY OF OXNARD

299 NUMBERED LOTS AND 36 LETTERED LOTS



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TENTATIVE TRACT NO. 5644

RIVERPARK LEGACY

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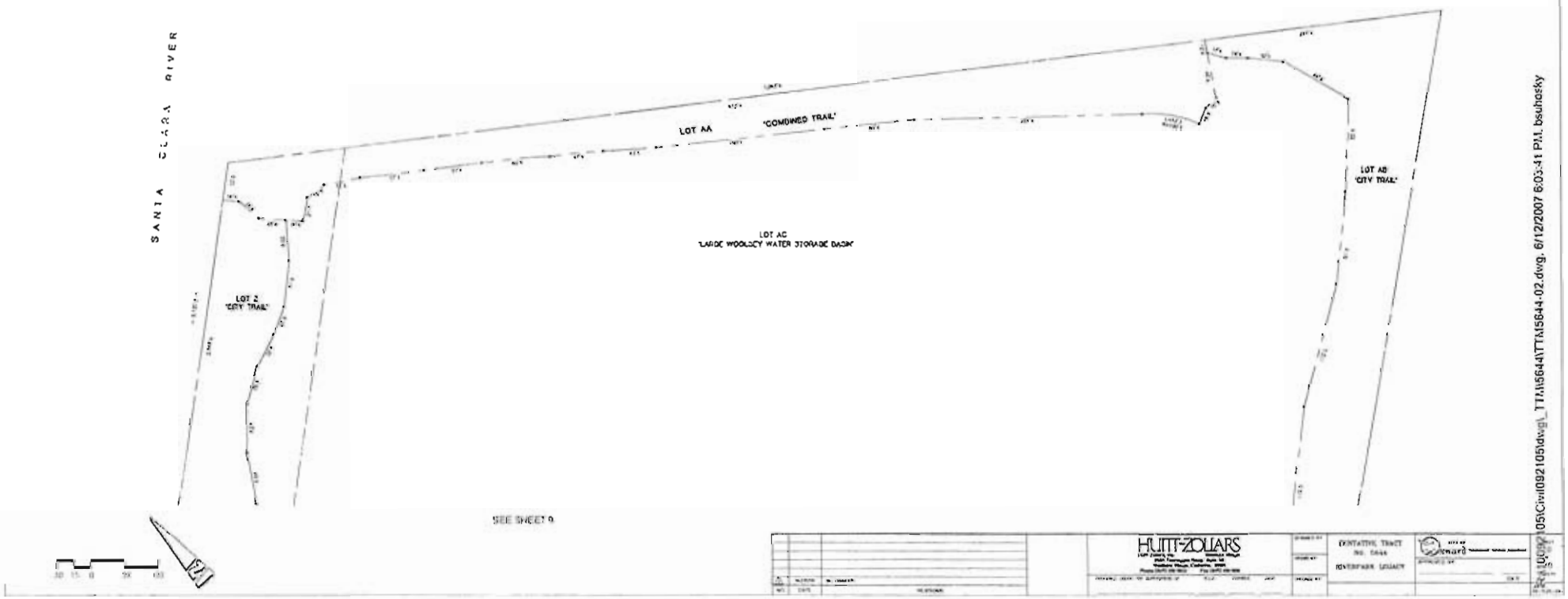
RIVERPARK LEGACY

IN THE CITY OF OXNARD

299 NUMBERED LOTS AND 36 LETTERED LOTS



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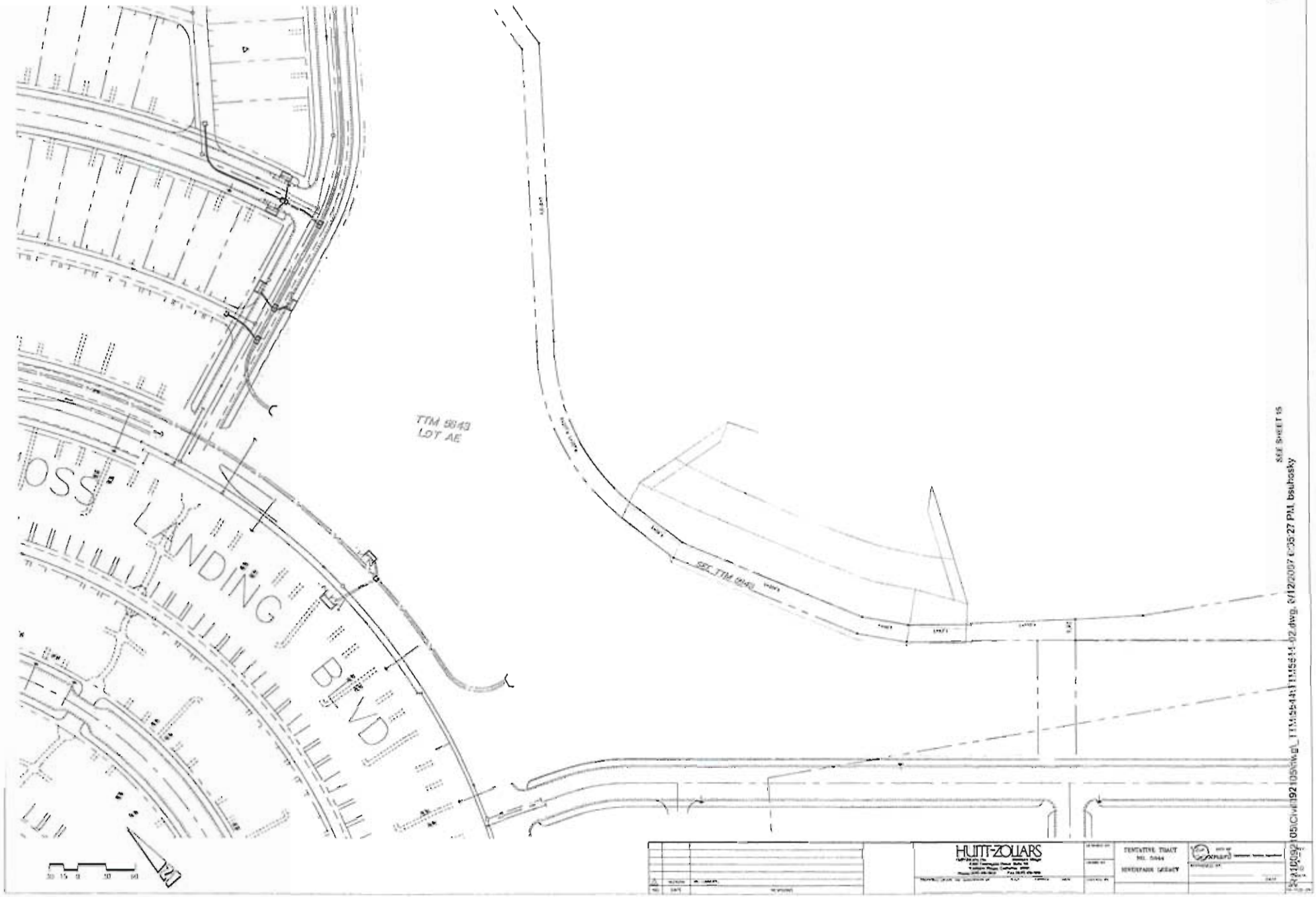

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RIVERPARK LEGACY

IN THE CITY OF OXNARD

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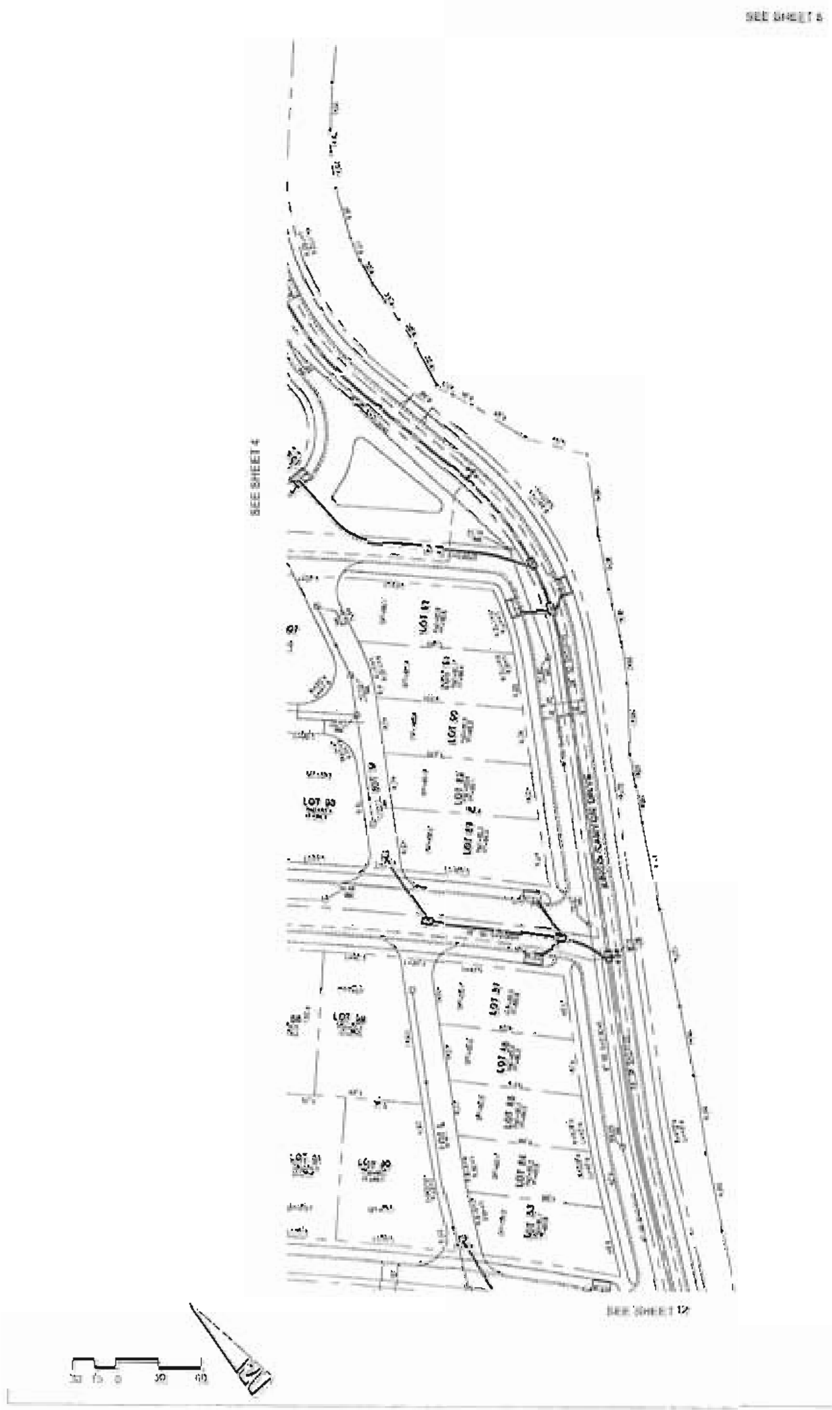
RIVERPARK LEGACY

IN THE CITY OF OXNARD

299 NUMBERED LOTS AND 36 LETTERED LOTS



HUITT-ZOLLARS

TENTATIVE TRACT NO. 5644 RIVERPARK LEGACY

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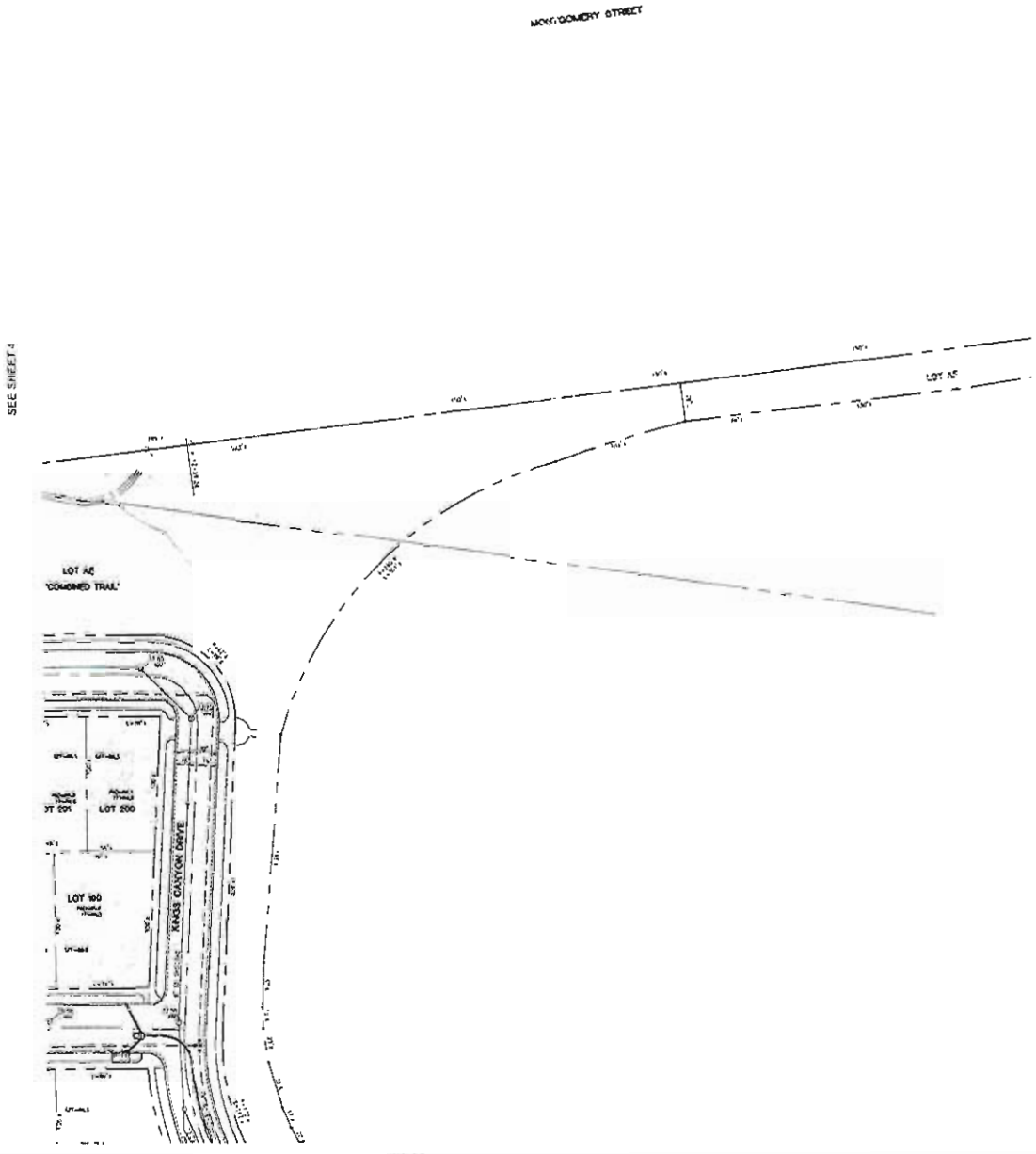
RIVERPARK LEGACY

IN THE CITY OF OXNARD

299 NUMBERED LOTS AND 36 LETTERED LOTS



HUITT-ZOLLARS

TENTATIVE TRACT NO. 5644

RIVERPARK LEGACY

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RIVERPARK LEGACY

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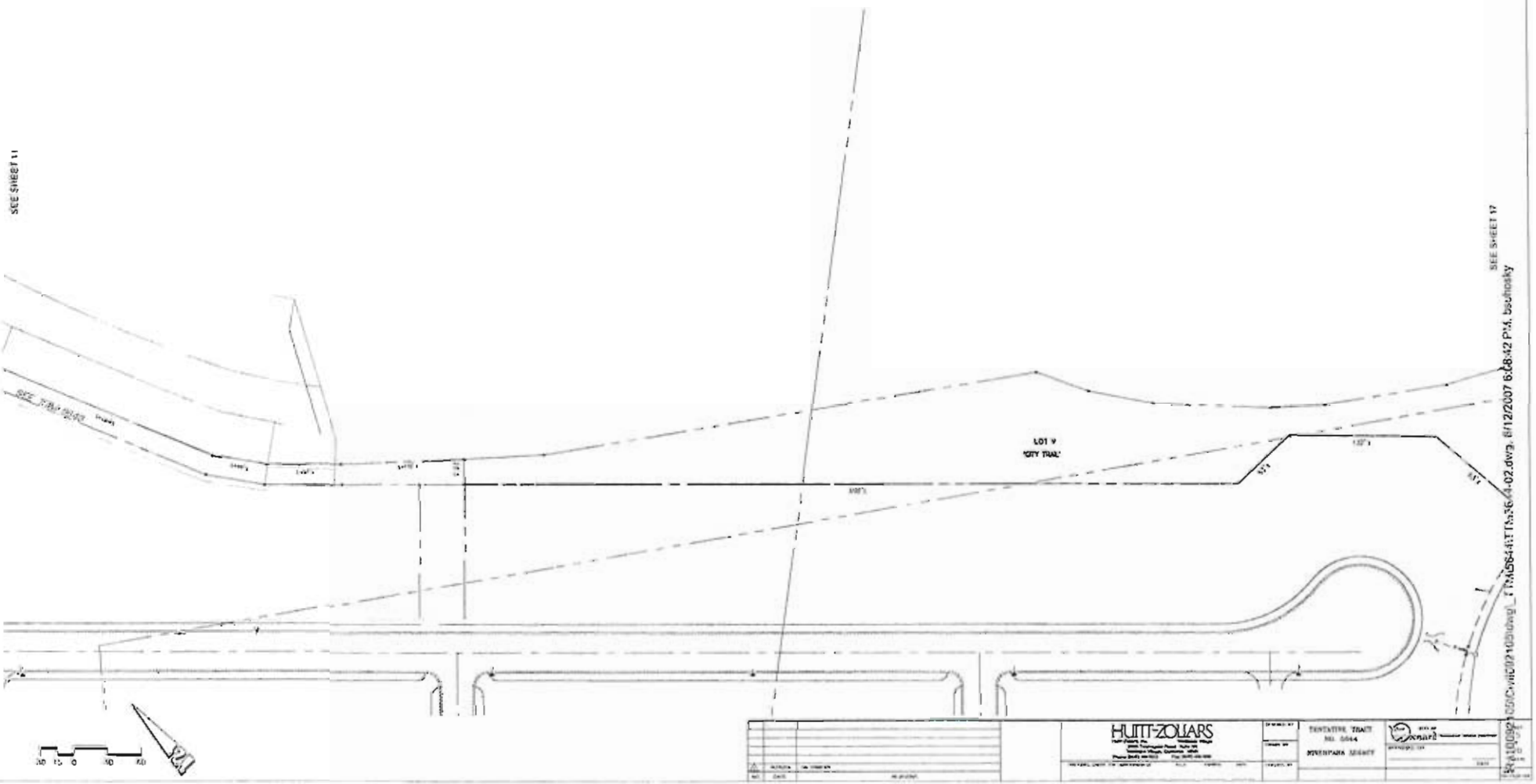

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RIVERPARK LEGACY

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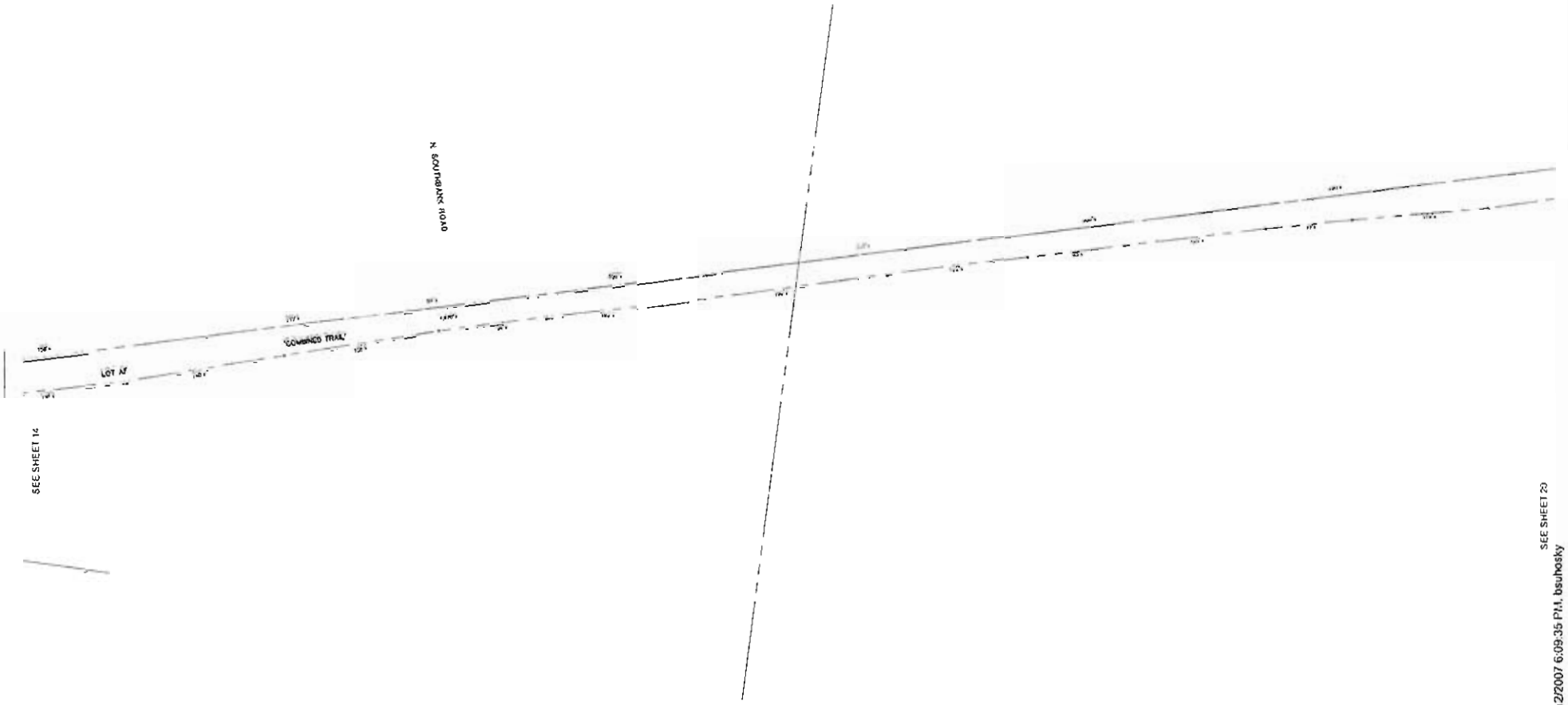

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RIVERPARK LEGACY

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RIVERPARK LEGACY

IN THE CITY OF OXNARD

299 NUMBERED LOTS AND 36 LETTERED LOTS

HUITT-ZOLLARS

TENTATIVE TRACT NO. 5644

RIVERPARK LEGACY

Oxnard

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RIVERPARK LEGACY

IN THE CITY OF OXNARD

299 NUMBERED LOTS AND 36 LETTERED LOTS

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TENTATIVE TRACT NO. 5644

RIVERPARK LEGACY

IN THE CITY OF OXNARD

299 NUMBERED LOTS AND 36 LETTERED LOTS

HUITT-ZOLLARS

TENTATIVE TRACT NO. 5644

RIVERPARK LEGACY

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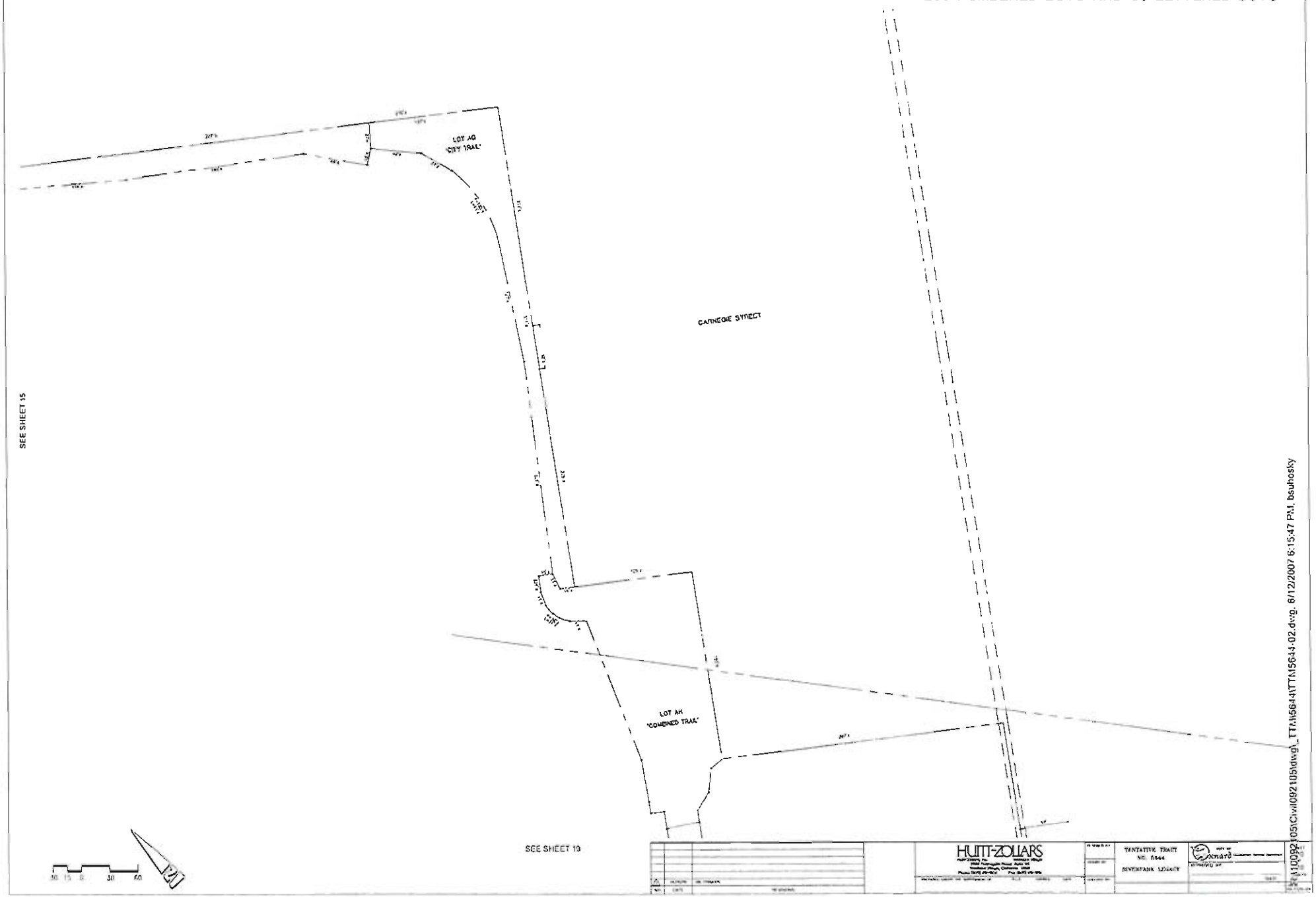
RIVERPARK LEGACY

IN THE CITY OF OXNARD

299 NUMBERED LOTS AND 36 LETTERED LOTS



RESOLUTION NO. 2007 – 06-300-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING APPROVAL OF A TENTATIVE SUBDIVISION MAP OF TRACT NO. 5644 (PLANNING AND ZONING PERMIT NO. 06-300-19) FOR SUBDIVISION OF APPROXIMATELY 268.5 ACRES INTO 335 LOTS FOR SUBSEQUENT DEVELOPMENT INTO 299 SINGLE FAMILY RESIDENCES, AND PRIVATE ALLEYS, A PARK, OPEN SPACE AND A DETENTION BASIN, FOR PROPERTY GENERALLY BOUNDED BY OWENS RIVER DRIVE TO THE SOUTH, THE SPECIFIC PLAN BOUNDARY ON THE NORTH, TURNOUT PARK CIRCLE AND DISTRICT I TO THE EAST AND THE SANTA CLARA RIVER TO THE WEST (APN 133-001-001, 133-001-057, 133-001-060 and 132-02-038), SUBJECT TO CERTAIN CONDITIONS. FILED BY TONY TALAMANTE, RIVERPARK LEGACY, LLC, 30699 RUSSELL RANCH ROAD, SUITE 290, WESTLAKE VILLAGE, CA 91361

WHEREAS, the Planning Commission of the City of Oxnard has considered the tentative subdivision map of Tract No. 5644 (Planning and Zoning Permit No. 06-300-19), filed by Riverpark Legacy, LLC, in accordance with Chapter 15 of the Oxnard City Code; and

WHEREAS, said tentative map was referred to various public utility companies, City departments and the Development Advisory Committee for recommendations; and

WHEREAS, the Planning Commission finds the tentative map, together with the provisions for its design and improvement conforms to the City's General Plan and elements thereof; and

WHEREAS, the proposed subdivision is consistent with the vision, spirit, design, intent and objectives of the *RiverPark Specific Plan*; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), an environmental impact report (EIR No. 00-03) was prepared to analyze potential impacts associated with the approval and the implementation of the RiverPark Specific Plan and the anticipated build out of the 701 acre specific plan site; and

WHEREAS, on July 16, 2002, the City Council adopted Resolution No. 12,209 upholding the Planning Commission's decision certifying the environmental impact report (State Clearinghouse No. 2000051046) and adopting findings of fact, statement of overriding considerations and mitigation monitoring and reporting program; and

WHEREAS, the Planning Commission has considered the certified final environmental impact report before making its recommendation herein; and

WHEREAS, the Planning Commission finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare

of the citizenry in general and the persons who work, visit or live in this subdivision in particular.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends to the City Council the approval of the tentative subdivision map, subject to the following conditions:

STANDARD CONDITIONS OF APPROVAL FOR LAND USE PERMITS

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Public Works, Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning and Environmental Services Division ("Planning Division"), and may not be transferred from one property to another. (PL, *G-1*).

2. This permit is granted for the plans dated June 16, 2006, ("the plans") on file with the Planning Division. The subdivision of land shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the design of the subdivision. A major modification shall be required for substantial changes in the subdivision. (PL, *G-2*))

3. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

4. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)

5. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, *G-7*)

6. Developer shall record with the Ventura County Recorder a "Notice of Land Use Restrictions and Conditions" in a form acceptable to the City Attorney. Before the City issues building permits or allows Developer to occupy the project, Developer shall submit a copy of the recorded document to the Planning Division Manager. (PL, *G-8*)

7. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, *G-10*)

8. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, *G-12*)

9. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, *G-13*)

10. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, *G-14*)

LANDSCAPE STANDARD CONDITIONS

11. Before the City issues building permits or the proposed use is initiated, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, *PK-2*)

12. Before the City issues a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, *PK-3*)

13. Developer shall maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so will result in the revocation of this permit and initiation of legal proceedings against Developer. (PK, *PK-4*)

14. Before the City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Parks and Facilities Superintendent. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, *PK-5*)

15. All trees planted or placed on the project property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, *PK-6*)

16. Before the City issues building permits for a residential development that includes any model houses, Developer shall obtain the approval of the Parks and Facilities Superintendent for a low water-using landscape plan. Developer shall install low water-using landscape design and irrigation systems for at least one of the model houses in any cluster of two or more model houses, thereby demonstrating to prospective buyers the feasibility and aesthetic qualities of low water-using landscape design and irrigation systems. Developer shall provide appropriate signs, shown on the landscape plan, explaining that the model house utilizes a low water-using landscape and listing the plant materials used. (PK, *PK-7*)

17. Developer shall offer a low water-use front yard landscape option to buyers at no extra cost. Developer shall also provide low water-use landscape literature to each buyer. City shall provide such literature to Developer at City's cost. (PK, *PK-8*)

18. Developer's landscape plans for houses shall show, where appropriate, a typical landscape and irrigation treatment for north, south, east or west site orientation, for corner lots as well as internal lots. (PK, *PK-9*)

19. Within sixty days after a house is occupied, Developer shall install front yard and street side yard landscaping for that house. Developer shall provide proof of financial responsibility approved by the City Attorney to ensure faithful performance of this condition within the specified time. (PK/ PL, *PK-10*)

20. Developer shall provide an automatic irrigation controller and a written seasonal watering schedule for all front yard and street side yard landscaping. The watering schedule shall include variations for seasonal changes, sun and shade exposure of plants, type of plants, duration and frequency of irrigation, and suggestions as to how to conserve water. As part of the landscape plan check submittal process, the Parks and Facilities Superintendent shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, *PK-11*)

21. At the close of escrow or at the time of occupancy of each dwelling unit, Developer shall review with and provide instructions to each buyer concerning the irrigation controller operation and the watering schedules. (PK, *PK-12*)

22. Developer shall install sod in the lawn areas of all front yards and street side yards. (PK, *PK-13*)

23. Developer shall submit four sets of median and parkway landscape and irrigation plans with the first submittal of public improvement plans. The City shall approve median and parkway landscape and irrigation plans when the City approves public improvement plans. Before the City issues a building permit, the irrigation plans must be approved for proper meter size, backflow prevention device, and cross connection control by the Water Production Supervisor or designee. (DS/ PK, *PK-14*)

24. Before the City accepts medians and parkways from Developer, the landscaping thereon must complete a plant establishment period of 90 days or such other time as specified in this permit. (PK/DS, *PK-15*)

25. After Developer installs irrigation and landscape improvements on the project property, but before the City's final acceptance thereof, Developer shall provide the Parks and Facilities Superintendent with one set of mylar (minimum 3 mil) original drawings, which shall accurately reflect all "as-built" conditions. (PK, *PK-16*)

26. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, *PK-22*)

LANDSCAPE SPECIAL CONDITIONS

27. Developer shall provide each buyer with a document disclosing, in large type, that the project property is subject to annual assessments for landscape maintenance, and stating the probable range of dollar amounts of such assessments for the next fiscal year. To confirm that the buyer has read the document, Developer shall require the buyer to sign the document. Developer shall retain all such documents for at least three years and shall allow the City to inspect and copy all such documents upon reasonable request.

28. All landscaping shall conform to the RiverPark Specific Plan and the adopted Streetscape Master Plan.

29. All street trees, front yard trees, and alley trees to be selected from the Conceptual Landscape Plan, Sheet LS-1.

30. All street trees on public streets shall be maintained through the Community Facilities District (CDF)

31. All trees in alleys shall be maintained by Home Owner's Associations (HOA's)

32. Further modification and refinement to the Trail Exhibit Plan, dated 5-14-07, is required before final approval is provided from the City. The Developer shall continue meeting with City staff (Planning, Fire, Police, Parks, Development Services, etc) to resolve any outstanding issues.

33. In the event that United Water Conservation District no longer provides the maintenance of the main recharge basins, maintenance will be provided per the terms of the Joint Powers Authority Four-Party Agreement (dated July 1, 2003). Any assigned entity that will be providing maintenance to the basins shall be included in the modifications and refinement of the Trail Exhibit Plan discussions and shall provide input as to the width of the required maintenance roadway and equipment access requirements. This information shall be incorporated into the revised Trail Exhibit Plan as indicated in Special Condition 32 above.

34. The temporary desilting basins shown in Crescent Park shall be removed prior to construction of the park.

35. Construction of Crescent Park shall commence no later than once the 170th occupancy has been achieved.

36. Provide engineering and landscape plans for the proposed median on Oxnard Blvd. adjacent to lots 433, 434, 435, 436, 437.

37. Trail system along river levee edge shall be 12' wide, or other width as determined by the Development Services Director.

38. Any landscape slopes greater than 4:1 shall have an approved erosion control material applied.

39. Maintenance for the project's public landscape improvements shall be incorporated into the previously formed CFD (Community Facilities District).

FIRE DEPARTMENT STANDARD CONDITIONS

40. Developer shall construct all vehicle access driveways on the project property to be at least 25 feet wide. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, F-1)

41. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, F-2)

42. Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, F-3)

43. At Developer's expense, Developer shall obtain two certified fire flow tests for the project property. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. A mechanical, civil, or fire protection engineer must certify the tests. Developer shall obtain permits for the tests from the Engineering Division. Developer shall send the results of the tests to the Fire Chief and the City Engineer. (FD/DS, F-4)

44. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, F-5)

45. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)

46. At all times during construction, developer shall maintain paved surfaces capable of handling loads of 46,000 pounds which will provide access for fire fighting apparatus to all parts of the project property. (FD/DS, F-7)

47. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)

48. Developer shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, F-12)

49. All signalized intersections shall be equipped with pre-emption equipment. (FD/TR, F-15)

50. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, F-17)

FIRE DEPARTMENT SPECIAL CONDITIONS

51. The turning radius of all project property driveways and turnaround areas used for emergency access shall be a minimum of 48 feet outside and 30 feet inside diameter. (FD)

52. Developer shall continue to work with City Departments to finalize design of the recreational trail system. (FD)

PLANNING DIVISION STANDARD CONDITIONS

53. The final building plans submitted by Developer with the building permit application shall depict all building materials and colors to be used in construction. (PL/B, *PL-1*)

54. Any application for a minor modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, *PL-2*)

55. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project. (PL, *PL-3*) Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and lighting materials for design review and approval of the Planning and Environmental Services Manager. (PL/B, *PL-8*)

56. Developer acknowledges that because of population limitations placed on the City by the Air Quality Management Program, approval of this permit does not guarantee that the City will issue building permits. The City's issuance of building permits may be delayed as a result of implementation of an air quality plan. (PL, *PL-5*)

57. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, *PL-16*).

58. Developer shall establish a homeowners association and the association shall be responsible for the maintenance of parking, landscape, recreation and other interior areas held in common by the association and for the enforcement of Conditions Covenants & Restrictions related to property maintenance. (PL/DS, *PL-33*)

59. Before the City issues building permits, Developer shall provide to the Planning Division Manager a disk in DWG format of a 100-foot scale site plan of the project as approved. (PL, *PL-50*)

PLANNING SPECIAL CONDITIONS

60. Approval of this tentative subdivision map is contingent upon approval of Planning & Zoning Permit No 06-200-16 (Development Design Review Permit). (PL)

61. An approved tentative map shall expire thirty-six (36) months after its approval, unless an extension is applied for and approved by the City Council pursuant to Section 15-46 of the City Code. (PL)

62. Developer shall develop and post the site with the street names, as approved by the Street Naming Committee. (PL)

63. This permit is granted subject to the City's approval of a final map and recordation of the final map. The City shall issue building permits only after such recordation, unless otherwise approved by both the Planning and Environmental Services Manager and the Development Services Manager. Before occupying any structures or initiating any use approved by this permit, Developer shall comply with all conditions of the tentative and final map. (PL/DS)

64. Developer shall remove any and all graffiti from the project premises throughout construction of the project, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)

65. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit, including mitigation measures identified herein, pertaining to dust control and noise requirements. (PL)

66. Developer shall include fencing information on the building plans, fine grading plans and landscaping plans, at the time of plan check submittal, including the location, design, and construction details, subject to review and approval of fence materials and design by the Planning and Environmental Services Manager prior to issuance of building permits. Building permits for fences shall typically be based on fence details provided on the landscape plans. (PL)

67. Developer shall comply with all setbacks, development and design standards (in accordance with each product type described in the RiverPark Specific Plan). Developer shall provide such information on the building plans, architectural site plans, and fine grading plans for verification at the time of plan check submittal. Developer shall include a note in large type face on each page of the architectural site plans stating if a conflict exists between the architectural site plan and the fine grading plan, that the and fine grading plans controls the building corner locations and setback dimensions, and supersedes the architectural site plan dimension. (PL)

68. Developer shall comply with the affordable housing requirements set forth in the Development Agreement (A6128, Section 11 (e)), which requires that a minimum number of dwelling units be set aside and made available at specified affordable rates and payment of in-lieu fees in districts where no affordable housing is being provided, and requires payment of in-lieu fees in the amount of $4235 per unit within Districts H. (PL)

69. Developers shall provide the necessary declarations, covenants, and transfers to future buyers further described within Section 11, of the "First Amendment to the Development Agreement-A6128). (PL)

70. Prior to issuance of improvement permits, Developer shall provide a lighting plan that provides design type details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the development, for review and approval by the Police Department and Planning and Environmental Services Director. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the development without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)

71. Along all drive lanes (alleys), Developer shall install independently metered lighting with automatic/daylight sensors for dusk-to-dawn lighting within drive lanes. Developer shall ensure the maintenance and replacement needs of such independently metered lighting fixtures (e.g. wall fixtures, light bollards) shall be the responsibility of the Home Owners' Association. Lighting responsibilities shall be clarified in the CC&Rs for the development. (PL)

MITIGATION MEASURES:

EARTH RESOURCES:

72. Grading shall be performed by Developer in accordance with the City of Oxnard grading ordinance and Chapter 33 of the Uniform Building Code (1997). (PL, EIR 4.3-2)

73. To mitigate the potential for surface erosion during grading, sandbags, desilting basins, and other temporary surface drainage devices shall be used by Developer to control water runoff. Wind erosion shall be controlled with the use of water trucks and silt fences, as necessary. (PL, EIR 4.3-13)

74. To mitigate potentially significant impacts associated with expansive soils, Developer shall design foundations bearing on soils with a low to moderate rating with deeper perimeter footing embedment to act as a barrier for moisture migration under interior floor slabs; low to moderately expansive foundation subgrade shall be pre-moistened to reduce the potential and the effects of shrink/swell cycles beneath the slabs; and slabs shall be thickened and contain additional reinforcement, as specified by the Geotechnical Engineer. (PL, EIR 4.3-24)

BIOLOGICAL RESOURCES:

75. Developer shall install all street lighting and lighting fixtures adjacent to the Santa Clara River and berm with downcast luminaires and shall be shielded and oriented in a manner that will prevent spillage or glare (greater than one-half foot candle illumination at ground level) into the remaining natural and open space areas. Final lighting orientation and design shall be approved by the City of Oxnard Development Services Department. (PL, EIR 4.4-2)

76. Certain ornamental plants are known to escape from planted areas and invade into native plant communities. In order to protect native plant communities established within the Specific Plan Area and located in the adjacent Santa Clara River Corridor, the plants listed in Table 4.4-4, Ornamentals to be Prohibited from the Project Site, on page 4.4-30 of the Draft EIR shall not be planted within the common landscaped areas of the proposed site plan. This list shall also be distributed to new homeowners and included within the CC&Rs. The landscaping plans within common areas of the project shall be reviewed by a qualified botanist who shall recommend appropriate provisions to prevent other invasive plant species from colonizing remaining natural areas. These provisions includes the following: (a) review and screening of proposed plant palette and planting plans to identify and avoid the use of invasive species; (b) weed removal during the initial planting of landscaped areas; and (c) the monitoring for and removal of weeds and other invasive plant species as part of ongoing landscape maintenance activities. The frequency and method of monitoring for invasive species shall be determined by a qualified botanist. (PL, EIR 4.4-3)

AIR QUALITY:

77. City/County Transportation Fees – All applicable City of Oxnard and County of Ventura traffic impacts fees shall be paid prior to the issuance of building permits for individual building projects within the Specific Plan Area. These fees will be used, in part, to fund the construction of the specific improvements identified in EIR measures 4.7-2 to 4.7-12 by the City of Oxnard and County of Ventura when warranted by traffic conditions. Any of the improvements in EIR measures 4.7-2 to 4.7-12 implemented by the project will be subject to reimbursement/credit as applicable. Based on the estimate of the number of trips that will be generated by the project the estimated total amount of fees to be paid is: (PL, EIR 4.7-1)

City of Oxnard - Daily Trip Ends:	94,174
Percent Using Jurisdiction Roads:	100%
Fee/Trip:	$173.90
Total Fee:	$16,376,858
County of Ventura - Daily Trip Ends:	94,174
Percent Using Jurisdiction Roads:	10%
Fee/Trip:	$139.00
Total Fee:	$1,309,019

78. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized by Developer to prevent excessive amounts of dust. (PL, EIR 4.8-1)

79. Pre-grading/excavation activities by Developer shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water (preferably reclaimed, if available) penetrates sufficiently to minimize fugitive dust during grading activities. (PL, EIR 4.8-2)

80. Fugitive dust produced during grading, excavation, and construction activities shall be controlled by Developer implementing the following activities:
    - All trucks shall be required to cover their loads as required by California Vehicle Code § 23114
    - All graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (PL, EIR 4.8-3)

81. Inactive graded and/or excavated areas shall be monitored by Developer at least weekly for dust stabilization. Soil stabilization methods, such as water and roll-compaction, and environmentally-safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be seeded and watered until grass growth is evident, or periodically treated with environmentally-safe dust suppressants, to prevent excessive fugitive dust. (PL, EIR 4.8-4)

82. During construction activities, Developer shall post signs on-site limiting traffic to 15 miles per hour or less. (PL, EIR 4.8-5)

83. During periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties), all clearing, grading, earth moving, and excavation operations shall be curtailed by Developer to the degree necessary to prevent fugitive dust created by on-site activities and operations from being a nuisance or hazard, either off-site or on-site. The site superintendent/supervisor shall use his/her discretion in conjunction with the APCD in determining when winds are excessive. (PL, EIR 4.8-6)

84. Developer shall sweep all adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads. (PL, EIR 4.8-7)

85. Developer shall advise all personnel involved in grading operations, including contractors and subcontractors, to wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations. (PL, EIR 4.8-8)

86. Developer shall hire crews from local populations where possible, since it is more likely that they have been previously exposed to the fungus and are therefore immune. (PL, EIR 4.8-9)

87. Developer shall require crews to use respirators during project clearing, grading, and excavation operations in accordance with California Division of Occupational Safety and Health regulations. (PL, EIR 4.8-10)

88. Developer shall require that the cabs of grading and construction equipment be air-conditioned. (PL, EIR 4.8-11)

89. Developer shall require work crews to work upwind from excavation sites. (PL, EIR 4.8-12)

90. Where acceptable to the fire department, Developer shall control weed growth by mowing instead of disking, thereby leaving the ground undisturbed and with a mulch covering. (PL, EIR 4.8-14)

91. During rough grading and site development, the primary access roads into the Specific Plan Area from adjoining paved roadways shall be treated by Developer with environmentally-safe dust control agents. (PL, EIR 4.8-15)

92. Developer shall minimize equipment idling time. (PL, EIR 4.8-16)

93. Developer shall maintain equipment engines in good condition and in proper tune as per manufacturers' specifications. (PL, EIR 4.8-17)

94. Developer shall lengthen the construction period during smog season (May through October), to minimize the number of vehicles and equipment operating at the same time. (PL, EIR 4.8-18)

95. Developer shall use alternatively fueled construction equipment, such as compressed natural gas (CNG), Liquefied natural gas (LNG), or electric, if feasible. (PL, EIR 4.8-19)

96. In accordance with the RiverPark TDM Fee Program, the Developer shall mitigate air quality emissions associated with development of the subject site through a contribution to the City's Transportation Demand Management (TDM) program. Such fee shall be calculated at the time of building permit issuance in accordance with the Ventura County Air Quality Assessment Guidelines, as amended. Such fee shall be collected in full prior to building permit issuance.

    The TDM fees will be paid to the City of Oxnard for spending on emission reducing technologies and programs. The City has previously expended TDM funds to purchase clean fuel vehicles to replace older vehicles in the city's vehicle fleet and to use as matching grant funds to develop and expand bicycle paths. The City of Oxnard spends TDM Funds in a manner consistent with the most recent APCD Guidelines. The current guidelines address appropriate TDM fund expenditures on Page 7-19 of the 2000 APCD Guidelines and include funding mitigation projects or programs in areas directly or indirectly impacted by the development as well as establishing timelines for the funds to be spent. (PL, EIR 4.8-24)

97. Developer shall apply sufficient water to all major soil disturbance areas to maintain a soil moisture content of 4% in the upper six inches of soil stratum. Other equally effective dust palliatives shall be used if drought conditions limit water availability. (PL)

98. Developer shall double sandbag all site perimeters adjoining traveled roads from November to April to prevent dirt from washing off the site and being pulverized by passing vehicles. (PL)

99. Developer shall apply non-hazardous chemical stabilizers to all inactive portions of the construction site. When appropriate, seed exposed surfaces with a fast-growing, soil binding plant to reduce wind erosion and its contribution to local particulate levels. (PL)

100. All primary project construction contractors shall implement a traffic management program to reduce the number of employees or material delivery trips and to minimize conflict with regional transportation patterns. The elements of such a program shall include: (PL)
    A. Provide rideshare incentives for all workers on the project site.
    B. Provide construction personnel parking off arterial roadways to minimize traffic interference.
    C. Schedule receipt of concrete, asphalt, steel, and other materials between 9:00 a.m. and 3:00 p.m. to the extent practical.
    D. Restrict any lane closures of public roadways to the hours of 9:00 a.m. to 3:00 p.m.
    E. Complete all street sweeping of adjacent roadways by 4:00 p.m.

101. Developer shall maintain and tune all construction equipment to meet appropriate EPA and CARB emissions requirements. At such time as new emission control devices or operational modifications are found to be effective, such devices or operational modifications shall be required on all construction equipment operating pursuant to City permits. (PL)

102. Developer shall incorporate the following dust suppression measures into the project:
    A. Watering all excavated material to prevent wind erosion while it is on-site or being moved;
    B. Periodic watering of construction sites or use of APCD approved dust suppression compounds that bind with the surface layers of soil and prevent soil particles from being eroded;
    C. Controlling the number and activity of vehicles on site at any given time;
    D. Seeding areas to be left inactive for a long enough period to secure the soil, limiting the area excavated at any given time;
    E. Limiting on-site vehicle traffic to 15 miles per hour; and
    F. Sweeping streets adjacent to the construction site to remove dust caused by the construction activities.
    G. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 15 miles per hour averaged over one hour) to prevent excessive amounts of fugitive dust.

103. For all trucks hauling excavated or graded material off-site, Developer shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads. (PL/DS)

NOISE:

104. On-site construction activities shall be limited to between the hours of 7:00 AM and 6:00 PM, and exclude Sundays. (PL, EIR 4.9-1)

105. Developer shall locate on-site staging areas to minimize off-site transportation of heavy construction equipment. These staging areas shall be located to maximize the distance to residential areas. (PL, EIR 4.9-2)

106. All construction equipment shall be fitted with modern sound-reduction equipment. (PL, EIR 4.9-3)

107. During all excavation and grading on site, the Developer shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. (PL)

108. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. (PL)

109. When construction operations occur adjacent to occupied residential areas, Developer shall implement additional noise reduction measures, including, but are not limited to, changing the location of stationary construction equipment, shutting off idling equipment and notifying adjacent residences in advance of construction work. (PL, EIR 4.9-4)

PUBLIC SHOOLS:

110. School facilities may be constructed and dedicated to the Rio School District or Oxnard Union High School District in-lieu of cash fee payments, so long as all State requirements are satisfied and the facilities are approved by the applicable District. The District receiving facilities shall give credit in the form of waiving or reducing developer fees based on the amount of facilities dedicated to the Districts. For example, if forty percent of the required capacity is provided, the first forty percent of fees shall be waived. (PL, EIR 4.10.1-2)

GEOLOGY AND SOILS:

111. Developer shall submit a site-specific soils investigation which addresses, at a minimum, liquefaction and compressible soil characteristics on the site. Such report shall be prepared by a licensed geo-technical engineer for review and comment by the City. The report shall identify any necessary construction techniques or other mitigation measures to prevent significant liquefaction/compressible soils impacts upon the proposed project. All

recommendations of the report shall be incorporated into the project as conditions of approval. The report shall be submitted no later than at the time plans are submitted for review by the Building Official. (PL)

UTILITIES AND SERVICE SYSTEMS:

112. Developer shall design systems to ensure storm water runoff is limited to the runoff rates specified by the Development Services Division and onsite detention may be required. All detention basins, if needed, shall be designed in accordance with City standards and policies. (PL)

HAZARDS:

113. Developer shall not construct buildings or enclosed spaces over abandoned oil wells, where feasible. If no feasible alternative is available, the responsible party shall locate the abandoned oil well casing and inspect the well casing for leaking oil or gasses in the presence of a DOGGR inspector. If the well is found to be leaking, the responsible party shall conduct all appropriate plugging and reabandonment of the well casing to DOGGR specifications. (PL, EIR 4.13-1)

114. In the event that an abandoned oil well is encountered during construction activities, the regional DOGGR office in Ventura shall be notified immediately of the discovery. The oil well casing shall be checked for leaking oil or gasses. The DOGGR representative shall determine appropriate actions, up to and including re-abandonment of the oil well casing. (PL, EIR 4.13-2)

POLICE DEPARTMENT CONDITIONS

115. Developer shall provide an estimate of the costs for: 1) purchase and installation of a CCTV system to monitor the trail system, access control system for the trail system and other related hardware and installation; and 2) purchase and installation of a 3" conduit along the trail system. Developer shall provide an in-lieu payment to the Police Department as a contribution toward the CCTV system with the amount of the fee equal to the cost of purchasing and installing the conduit described in 2) in the previous sentence, or bond or other security to ensure installation or the conduit system prior to opening/use of the trail by the public and City acceptance of the trail. The choice of system and installation specifications shall be approved by the Police Chief. The developer shall not be responsible for monthly communication costs for the connection from site equipment to the Security Operations Center.

116. Developer shall comply with the following Outdoor Lighting Code & Guidelines:
    (1) Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
    (2) Unless approved as a specific exception to this guideline, all outdoor lighting shall be

flat lens, full cut-off fixtures with the light source fully shielded with the following exceptions:

a. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.

b. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque top to keep light from shining directly up.

(3) Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.

117. Developer shall submit and the Police Chief or designee shall approve a lighting plan prior to the issuance of a building permit. The lighting plan shall include a photometric study that integrates the site's approved landscaping plan (if any). The integrated photometric/landscaping plan will indicate the specific location and canopy size of fully mature trees thereby highlighting potential landscape/lighting conflicts in the future.

118. Developer will provide remote video surveillance capability of open spaces to the City of Oxnard Security Operations Center (SOC). Based upon final design, Police or consultant will determine locations of vandal-resistant, day/night, pan-tilt-zoom dome cameras (deemed sufficient by Police). For information on connectivity to the SOC, please contact Gage-Babcock & Associates, (714) 739-3870.

119. Developer shall provide an integrated landscape, lighting, perimeter fencing & gating plan covering the Santa Clara River Bank area/trail. This may be included as part of the Lighting/Landscape plan but must outline issues of access control and emergency access.

120. If access control gates are installed, developer shall install security devices and measures, including walkway and vehicle control gates, entrance telephones, intercoms and similar features, subject to approval of the Police Chief and the Fire Chief. Vehicle control gates shall be operable by City approved radio equipment. (FD/PD, F-9)

121. Points of access to the Santa Clara River Bank area/trail system shall be posted with appropriate California Vehicle Code, Ventura County Flood Control District and City of Oxnard Ordinance sections that apply to access and passage. Text of such posting will be determined at a later date by the Chief of Police or his designee. In addition, since this is part of the public park system, it shall be posted that the park closes at dusk.

DEVELOPMENT SERVICES STANDARD CONDITIONS

122. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at the time the City issues building permits. (DS-1)

123. Developer shall have the site improvement plans prepared on standard Development Services Division mylars by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and the original ink-on-mylar plans filed with the Development Services Division. (DS-3)

124. Developer shall submit improvement plans and drainage calculations that demonstrate that storm drainage from the project property and all upstream areas will be safely conveyed to an approved drainage facility. The design and conveyance route shall be compatible with the City's Master Plan of Drainage and shall be approved by the City Engineer prior to approval of improvement plans. (DS-4)

125. Developer shall protect building pads from inundation during a 100-year storm. (DS-5)

126. Developer shall remove and replace all improvements that are damaged during construction. (DS-6)

127. Each structure shall be served by separate sewer and water services. There shall be no interconnections between structures. (DS-8)

128. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time City issues an encroachment permit. (DS-9)

129. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code and shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)

130. A civil engineer licensed in the State of California shall prepare the public improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Such plans and documents shall include, but not be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans; a master utility plan showing the layout and location of all on-site and off-site utility improvements that serve the project; construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not accept an application for the final map or parcel map for the project or issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)

131. Developer agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Developer's expense, City and its agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided for in Government Code Section 66499.37, to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached thereto. City shall promptly notify Developer of any such claim, action or proceeding of which City receives notice, and City will cooperate fully with Developer in the defense thereof. Developer shall reimburse City for any court costs and attorney's fees that City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Developer of the obligations of this condition. Developer's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. (DS-18)

132. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, breezeways, parkways, landscaping, utilities, drainage facilities, and other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)

133. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the Development Services Manager issue a stop work order until such time as the graffiti is removed. (DS-20)

134. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)

135. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)

136. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)

137. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)

138. Prior to approval of the final map or parcel map, Developer shall provide the City Engineer with written evidence from the Ventura County Clerk's Office that Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493. (DS-26)

139. "Standard Specifications for Public Works Construction," latest edition, and any modifications thereto by City, and City of Oxnard Standard Land Development Specifications and all applicable City Standard Plans, shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)

140. Developer shall retain a Civil Engineer licensed in the State of California to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as-built" plans after project completion. Developer's submittal of the certified "as-built" plans is a condition of City's final acceptance of the project. (DS-29)

141. All grading shall conform to City's grading ordinance and any recommendations of Developer's soils engineer that have been approved by the City Engineer. Developer shall conform to all applicable notes specified on the site improvement/grading plan cover sheet and grading permit. (DS-30)

142. In order to mitigate any potential flooding or erosion affecting adjacent properties and public rights-of-way, Developer shall construct required drainage facilities concurrently with the rough grading operations, or with prior approval of the City Engineer, provide interim drainage improvements on a temporary basis. (DS-31)

143. Storm drain, sewer and water facilities shall conform to applicable City Master Plans. Developer shall prepare plans for these facilities in accordance with City's engineering design criteria in effect at the time of improvement plan submittal. Developer shall submit plans with pertinent engineering analyses and design calculations for review and approval by the City Engineer prior to issuance of a site improvement permit. (DS-34)

144. Each lot shall drain into a street, alley, or approved drain so that there will be no undrained depressions. (DS-35)

145. Prior to issuance of a site improvement permit, Developer shall provide to the City Engineer easements or written consents from all affected landowners for any diversion of historical flows or change in drainage conditions caused by the project, as evidence that such landowners accept any additional water flowing over their property. (DS-36)

146. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)

147. By title sheet dedication at the time of filing the subdivision map, Developer shall dedicate all water rights for the project property to City. (DS-39)

148. Developer shall install water mains, fire hydrants and water services in conformance with City Standard Plans and specifications as directed by the City Engineer. (DS-41)

149. Developer shall install adequately sized water services and meters to each lot or unit in accordance with City standards in effect at the time City issues building permits. There shall be no interconnections between structures. (DS-42)

150. Prior to issuance of building permits, Developer shall present to the City Engineer a "Proof of Payment - Authorization for Building Permits" form issued by the Calleguas Municipal Water District. (DS-44)

151. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)

152. Developer shall construct all street and road improvements in conformance with the City Code, the City's 2020 General Plan, and any applicable specific plan. (DS-48)

153. Developer shall dedicate and improve to City standards all sidewalks, parkways, streets, alleys, and street appurtenances. City will name all streets in accordance with adopted City guidelines. (DS-49)

154. Developer shall improve all streets, alleys, sidewalks, curbs, and gutters adjacent to the project in accordance with City standards, as necessary to provide safe vertical and horizontal transitions. (DS-52)

155. Developer shall provide soils reports, "R" value tests, and compaction tests for all streets. Determination of the actual structural sections shall be based on City's design procedure, applying the appropriate traffic index specified in City standards. (DS-53)

156. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)

157. Developer shall protect the stub ends of all streets planned for future continuation with warning barricades, redwood headers, berms, signs and/or reflectors as directed by the City Engineer. (DS-55)

158. Prior to release of the final map or parcel map for recordation, Developer shall provide the City Engineer with a 100-scale base map for addressing purposes. The map shall be drawn on 18-inch by 24-inch mylar and shall show the standard address map title block, north arrow, street names, tract number, phase boundary and lot numbers. The City will assign all addresses. (DS-56)

159. Prior to release of the final map or parcel map for recordation, Developer shall post a bond or other security satisfactory to the City Attorney, guaranteeing that all monuments will be set as required by the Government Code and the City Code. (DS-57)

160. Developer shall dedicate to City and improve streets abutting a park site to their full width in accordance with City standards. (DS-58)

161. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and cross-connection control. (DS-59)

162. As part of the master utility plans, Developer shall submit a street lighting plan. On City's approval of the plan, Developer shall install streetlights in accordance with the plan. (DS-60)

163. As a part of the site improvement plans, Developer shall submit a master utility plan that shows the relative location of all public and private utilities (including gas, electric, street lights, telephone and cable television lines) in accordance with City standard plans. (DS-61)

164. Prior to City approval of any development improvement plans, Developer shall obtain approval signatures from Southern California Edison Company, Southern California Gas Company, General Telephone Company, and all cable television companies. (DS-63)

165. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)

166. Developer shall provide a 105-gallon refuse container for each project property. Developer may not store refuse containers in the public right-of-way. (DS-67)

167. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)

168. Prior to issuance of a building permit, all traffic signal, pavement marking and sign plans shall be prepared by a registered California traffic engineer and approved by the City Engineer prior to issuance of a grading, site improvement or a building permit. (TR-74)

169. Prior to issuance of an encroachment permit, Developer's shall obtain City's approval of a contractor qualified to install traffic signals, pavement markings and signs. (TR-76)

STORMWATER QUALITY CONDITIONS

170. Prior to issuance of a grading permit or commencement of any clearing, grading or excavation, Developer shall provide the City Engineer with a copy of a letter from the California State Water Resources Control Board, Storm Water Permit Unit assigning a permit identification number to the Notice of Intent (NOI) submitted by Developer in accordance with the NPDES Construction General Permit. Developer shall comply with all additional requirements of the General Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall identify potential pollutant sources that may affect the quality of discharges to stormwater and shall include the design and placement of recommended Best Management Practices (BMPs) to effectively prohibit pollutants from the construction site entering the storm drain system. Developer shall keep the SWPPP updated to reflect current site conditions at all times and shall keep a copy of the SWPPP and the NOI on the site and make them available for City or designated representative to review upon request. (DS-86)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

171. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a compact Disc (CD) containing digital copies of the final subdivision map, address map, and civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD containing all changes that occur during construction. (DS-101)

172. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment shall be provided to the Development Services Division prior to issuance of a building permit. (DS-105)

Stormwater Special Conditions:

173. Developer shall create separate lots for the storm drain line traversing the areas between lots 224 and 225, lots 112 and 113, and between lots 187 and 188. The width of the new lots shall be dictated by the easement width requirements of Section 43-2.1 of the City's standard plates for public works construction with a minimum width of 15 feet. An easement over these lots shall be dedicated to the City with all surface maintenance (landscaping, fencing etc.) the responsibility of the homeowner's association or other entity acceptable to the Development Services Manager. Developer shall construct a gate to provide access for City access over the lot between lots 224 and 225. (DS)

174. Developer shall provide the City with an easement for storm drain installation and maintenance over all portions of the public storm drain system proposed within the private alleys (lanes). The easement shall be a minimum of 15 feet in width but may be required to be wider depending on the proposed depth of the pipe. (DS)

175. Developer's engineer shall provide a drainage report that analyzes the proposed storm drain system within the Tract and the effect of all deviations from the approved drainage report for the underlying Tracts 5352, 5643, and 5538. (DS)

176. Developer shall design the north detention basin in accordance with City standards. Detention basins shall be constructed with a maximum side slope of four (4) horizontal to one (1) vertical with the floor of the basin located a minimum of three (3) feet above the water table. Walls and fences within the basin shall be set back a minimum of 2 feet from the top of basin slope. Walls and fences shall also be set back a minimum of 2 feet from and sidewalk or curb. Deviation from these standards may be approved if it is determined by the Development Services Manager that appropriate alternative engineering standards are being applied. (DS)

177. Developer shall design detention basins for easy access of maintenance vehicles. Final design is subject to approval of Parks Program. (DS)

178. Developer shall construct solid block walls between the detention basins and single-family home side or back yards. Other portions of the detention basin perimeter wall shall be as directed by Planning and Parks. (DS)

179. Developer shall install walls and/or other fencing around detention basins that effectively prohibits entry by unauthorized persons. (DS)

180. Developer shall design and construct the grading and drainage around all gravel pits to eliminate stormwater runoff from being conveyed onto the pit slopes. (DS)

Stormwater Quality Special Conditions:

181. Developer shall implement stormwater quality mitigations that comply with the recommendations of the "Stormwater Quality Management Plan for RiverPark" and the requirements of the Ventura Countywide Stormwater Quality Urban Impact Mitigation Plan ("SQUIMP"). (DS)

182. Developer shall provide proof that all maintenance costs (including ongoing monitoring programs) associated with the stormwater quality devices installed within the public storm drain system for this project have been included in a community finance district (or other similar assessment district) such that said costs are paid exclusively by property owners within the RiverPark Specific Plan. If the full costs have not been included within the CFD, Developer shall make a lump sum payment (or other negotiated resolution) to cover the anticipated future costs of said maintenance and/or monitoring. (DS)

183. Developer shall design and implement a significant stormwater infiltration plan to replace the infiltration that was lost by deletion of the proposed dry swale along Kings Canyon Road and easterly of the Large Woolsey Basin. Infiltration plan shall be designed to the satisfaction of the Development Services Manager prior to issuance of a grading or site improvement permit for the north detention basin. (DS)

184. Developer shall finalize the NPDES Stormwater Quality Monitoring Program and the Best Management Practices Operations and Maintenance Program required by conditions 102 and 103 of planning Commission Resolution 2002-67 prior to the issuance of site improvement permits for this project. (DS)

Wastewater Special Conditions:

185. Prior to submittal of the first phase of construction plans for this subdivision, Developer's engineer shall re-evaluate the layout of the proposed sewer system to determine a more efficient layout that reduces the linear footage of sewer line constructed. The redesigned layout shall be approved by Development Services prior to construction plan submittal. (DS)

186. Developer shall provide sewer laterals to Crescent Park as directed by the Development Services Manager. (DS)

187. The onsite sewer system within private alleys (lanes) and drive aisles shall be designed and constructed in accordance with public standards but shall be privately owned and maintained. Developer shall provide proof that maintenance responsibility for these facilities is included in the property owner's CC&Rs. City and Developer may negotiate alternative resolution of sewer maintenance responsibility as approved by the Development Services Manager. (DS)

188. Developer shall not place sewer laterals under driveways for detached units unless no other practical alternative exists as determined by the Development Services Manager. (DS)

Water Special Conditions:

189. Developer shall provide proof of permitted well destruction for all water wells within the project construction limits. Water well destruction shall be in accordance with Development Services Program's requirements. (DS)

190. Developer shall dedicate a waterline easement to the City over all portions of the domestic water distribution system (up to and including the water meters) within private alleys (lanes) or other private property. (DS)

191. Developer shall provide water meters with traffic rated boxes and lids in all locations where meters have a potential for vehicular traffic as determined by the Development Services Manager. (DS)

192. Developer shall provide domestic and irrigation water meter(s) to Crescent Park, and other City maintained landscape areas as directed by the Development Services Manager. Irrigation meters shall be connected to the reclaimed water system if available. (DS)

193. Developer's engineer shall provide detailed water system calculations (based on recent in-place fire hydrant flow tests) and plans for the project. The design and sizing of all proposed water improvements shall meet the needs of the ultimate specific plan build-out as well as the interim

requirements of the proposed phase and shall result in a well-interconnected water system. The required calculations and plans are subject to the approval of the Development Services Manager prior to the issuance of a site improvement/grading permit or recordation of each phase of the final map. (DS)

Reclaimed Water Special Conditions:

194. Developer shall design and construct an extension to the existing reclaimed water system that is adequate to serve the proposed parks and large landscape areas in this subdivision. Final determination of the extent of the recycled water system shall be as directed by the Public Works Director. All recycled water improvements within this subdivision shall be designed and constructed by the Developer and dedicated to the City without charge. (DS)

195. Developer shall design and construct all irrigation systems that are supplied from the reclaimed water system in accordance with standard practice for such systems including the use of purple pipe, sprinkler heads, etc. Developer project shall include the installation of appropriate reclaimed water usage signage. (DS)

Street Special Conditions:

196. Developer shall construct all street sections in accordance with the approved RiverPark Specific Plan. Per exhibit 6.B and Section 6.2.2, Neighborhood Streets shall be built with a curb to curb distance of 36' in all locations where a block contains homes not served by an alley. Sidewalks shall be 5' wide and parkways 7' wide per exhibit 6.B, except Owens River Drive may have 5' wide parkways on both sides. (DS)

197. Developer shall construct colored paving at locations where public streets transition to private alleys (lanes). The enhanced paving shall be located within the private portion of the improvements and the design is subject to the approval of the Planning and Environmental Services Manager. (DS)

198. Developer shall dedicate an easement over all private alleys allowing the public access for vehicular and pedestrian travel. (DS)

Miscellaneous Special Conditions:

199. Developer shall design lot fine grading to drain stormwater to the street (or alley) via surface swales. No area drains shall be used within proposed residential lots. The Development Services Manager may approve the use of area drains in circumstances where specific site conditions dictate that such drains are the only appropriate solution. (DS)

200. Developer shall construct a level concrete pad for storage of two refuse containers out of view of the public street. Developer shall provide a paved path from the storage location to the street. All gates or doors along the path shall be constructed with a minimum of 36 inches of clear space to allow passage of the City issued containers. Storage location and path shall be shown on the fine grading plans and shall not be within the garage for detached single family units. (DS)

201. Developer may submit phased improvement plans corresponding to phased final maps. Extent of improvements with each phase are subject to the review and approval of the Development Services Manager. Temporary improvements such as vehicle turnarounds, barricades, waterline blow-offs, or other improvements may be required as deemed necessary by the Development Services Manager. (DS)

202. Developer shall list all grading or air quality related environmental mitigation measures on the grading plan cover sheet. Developer shall cause all project contractors to comply with these mitigation measures during all phases of construction. (DS)

203. Prior to constructing mining pit edge trail improvements, Developer shall consult with United Water District regarding their maintenance path requirements around the pits if United Water District continues to have interest in operating the pits. Final determination of maintenance path requirements shall be determined by the Development Services Manager. (DS)

204. Developer shall obtain an indeterminate encroachment permit for the perpetual maintenance of all median and parkway landscaping within the proposed public right-of-way of this Tract that will not be maintained by the existing Community Facilities District. Final determination of the extent of the area covered by this condition is subject to approval of the Development Services Manager. (DS)

205. Prior to City approval of construction plans for each phase of the map adjacent to the mining pits, Developer's Geotechnical Engineer shall provide the City with written confirmation that proposed construction plans comply with recommendations and requirements of the project Environmental Impact Report ("EIR"), as modified by design-level geotechnical studies, regarding setbacks or special construction measures required for construction of structures, dry swales, detention basins, greenbelts, streets, utilities and other improvements adjacent to the reconstructed slopes of the mining pits. Written confirmation shall include an assessment of compliance with the grading requirements of EIR mitigation measures 4.3-41 through 4.3-44 as modified by design-level geotechnical studies. (DS)

Traffic Special Conditions:

206. Developer shall complete the construction of the improvements at Gonzales Road and Oxnard Boulevard that will meet the mitigation measure outlined in the EIR. The City will prepare the necessary design and plans for the developer to implement the construction improvements. Developer shall commence improvements within 120 days after notification from the City that the plans are approved. (TR)

207. Developer shall design and construct all intersections to maintain intersection sight distances as specified in Highway Design Manual section 405.1.2a. Corner fences may be chamfered to attain corner sight distance at intersections. (TR)

208. Developer shall provide "bulb-outs" at all pedestrian crossings around Crescent Park (8 locations total). These pedestrian crossings shall be designed to accommodate a WB-50 truck turning template. (TR)

209. Developer shall provide a 36' wide street (curb to curb) within a 56' ROW on Owens River Drive per Specific Plan requirements. (TR)

210. Developer shall construct Oxnard Boulevard around Crescent Park as a 32' wide street (curb to curb) with a 7 foot parkway and 5' sidewalk on the non-park side of the street. (TR)

211. Developer shall post security in an amount and form acceptable to the Development Services Manager to guarantee design and construction of the special traffic conditions of this resolution prior to issuance of the first site improvement (not including grading) permit for this site. (DS)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 28th day of June , 2007, by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSENT: Commissioners

_____
Dr. Sonny Okada, Chairman

ATTEST: _____
Susan L. Martin, Secretary

RESOLUTION NO. 2007 – 06-300-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING APPROVAL OF A TENTATIVE SUBDIVISION MAP OF TRACT NO. 5644 (PLANNING AND ZONING PERMIT NO. 06-300-19, FOR SUBDIVISION OF APPROXIMATELY 268.5 ACRES INTO 371 LOTS FOR SUBSEQUENT DEVELOPMENT INTO 299 SINGLE FAMILY RESIDENCES, AND PRIVATE ALLEYS, A PARK, OPEN SPACE AND A DETENTION BASIN, FOR PROPERTY GENERALLY BOUNDED BY OWENS RIVER DRIVE TO THE SOUTH, THE SPECIFIC PLAN BOUNDARY ON THE NORTH, TURNOUT PARK CIRCLE AND DISTRICT I TO THE EAST AND THE SANTA CLARA RIVER TO THE WEST (APN 133-001-001, 133-001-057, 133-001-060 and 132-02-038), SUBJECT TO CERTAIN CONDITIONS. FILED BY TONY TALAMANTE, RIVERPARK LEGACY, LLC, 30699 RUSSELL RANCH ROAD, SUITE 290, WESTLAKE VILLAGE, CA 91361

WHEREAS, the Planning Commission of the City of Oxnard has considered the tentative subdivision map of Tract No. 5644 (Planning and Zoning Permit No. 06-300-19), filed by Riverpark Legacy, LLC, in accordance with Chapter 15 of the Oxnard City Code; and

WHEREAS, said tentative map was referred to various public utility companies, City departments and the Development Advisory Committee for recommendations; and

WHEREAS, the Planning Commission finds the tentative map, together with the provisions for its design and improvement conforms to the City's General Plan and elements thereof; and

WHEREAS, the proposed subdivision is consistent with the vision, spirit, design, intent and objectives of the *RiverPark Specific Plan*; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), an environmental impact report (EIR No. 00-03) was prepared to analyze potential impacts associated with the approval and the implementation of the RiverPark Specific Plan and the anticipated build out of the 701 acre specific plan site; and

WHEREAS, on July 16, 2002, the City Council adopted Resolution No. 12,209 upholding the Planning Commission's decision certifying the environmental impact report (State Clearinghouse No. 2000051046) and adopting findings of fact, statement of overriding considerations and mitigation monitoring and reporting program; and

WHEREAS, the Planning Commission has considered the certified final environmental impact report before making its recommendation herein; and

WHEREAS, the Planning Commission finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare

of the citizenry in general and the persons who work, visit or live in this subdivision in particular.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends to the City Council the approval of the tentative subdivision map, subject to the following conditions:

STANDARD CONDITIONS OF APPROVAL FOR LAND USE PERMITS

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Public Works, Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning and Environmental Services Division ("Planning Division"), and may not be transferred from one property to another. (PL, *G-1*).

2. This permit is granted for the plans dated June 16, 2006, ("the plans") on file with the Planning Division. The subdivision of land shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the design of the subdivision. A major modification shall be required for substantial changes in the subdivision. (PL, *G-2*))

3. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

4. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)

5. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, *G-7*)

6. Developer shall record with the Ventura County Recorder a "Notice of Land Use Restrictions and Conditions" in a form acceptable to the City Attorney. Before the City issues building permits or allows Developer to occupy the project, Developer shall submit a copy of the recorded document to the Planning Division Manager. (PL, *G-8*)

7. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, *G-10*)

8. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, *G-12*)

9. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, *G-13*)

10. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, *G-14*)

LANDSCAPE STANDARD CONDITIONS

11. Before the City issues building permits or the proposed use is initiated, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, *PK-2*)

12. Before the City issues a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, *PK-3*)

13. Developer shall maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so will result in the revocation of this permit and initiation of legal proceedings against Developer. (PK, *PK-4*)

14. Before the City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Parks and Facilities Superintendent. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, *PK-5*)

15. All trees planted or placed on the project property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, *PK-6*)

16. Before the City issues building permits for a residential development that includes any model houses, Developer shall obtain the approval of the Parks and Facilities Superintendent for a low water-using landscape plan. Developer shall install low water-using landscape design and irrigation systems for at least one of the model houses in any cluster of two or more model houses, thereby demonstrating to prospective buyers the feasibility and aesthetic qualities of low water-using landscape design and irrigation systems. Developer shall provide appropriate signs, shown on the landscape plan, explaining that the model house utilizes a low water-using landscape and listing the plant materials used. (PK, *PK-7*)

17. Developer shall offer a low water-use front yard landscape option to buyers at no extra cost. Developer shall also provide low water-use landscape literature to each buyer. City shall provide such literature to Developer at City's cost. (PK, *PK-8*)

18. Developer's landscape plans for houses shall show, where appropriate, a typical landscape and irrigation treatment for north, south, east or west site orientation, for corner lots as well as internal lots. (PK, *PK-9*)

19. Within sixty days after a house is occupied, Developer shall install front yard and street side yard landscaping for that house. Developer shall provide proof of financial responsibility approved by the City Attorney to ensure faithful performance of this condition within the specified time. (PK/ PL, *PK-10*)

20. Developer shall provide an automatic irrigation controller and a written seasonal watering schedule for all front yard and street side yard landscaping. The watering schedule shall include variations for seasonal changes, sun and shade exposure of plants, type of plants, duration and frequency of irrigation, and suggestions as to how to conserve water. As part of the landscape plan check submittal process, the Parks and Facilities Superintendent shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, *PK-11*)

21. At the close of escrow or at the time of occupancy of each dwelling unit, Developer shall review with and provide instructions to each buyer concerning the irrigation controller operation and the watering schedules. (PK, *PK-12*)

22. Developer shall install sod in the lawn areas of all front yards and street side yards. (PK, *PK-13*)

23. Developer shall submit four sets of median and parkway landscape and irrigation plans with the first submittal of public improvement plans. The City shall approve median and parkway landscape and irrigation plans when the City approves public improvement plans. Before the City issues a building permit, the irrigation plans must be approved for proper meter size, backflow prevention device, and cross connection control by the Water Production Supervisor or designee. (DS/ PK, *PK-14*)

24. Before the City accepts medians and parkways from Developer, the landscaping thereon must complete a plant establishment period of 90 days or such other time as specified in this permit. (PK/DS, *PK-15*)

25. After Developer installs irrigation and landscape improvements on the project property or on Caltrans freeway right-of-way, but before the City's final acceptance thereof, Developer shall provide the Parks and Facilities Superintendent with one set of mylar (minimum 3 mil) original drawings, which shall accurately reflect all "as-built" conditions. (PK, *PK-16*)

26. Developer shall provide to the Parks and Facilities Superintendent ("Superintendent") a landscape maintenance district master plan drawn at an approved scale, clearly designating areas of maintenance responsibility assumed by: (a) a landscape maintenance district; (b) a homeowners association; and/or (c) the City. After Superintendent approves such plan, Developer shall provide to Superintendent a mylar (minimum 3 mil) original drawing of the maintenance district master plan. (PK, *PK-19*)

27. Developer shall provide to the Parks and Facilities Superintendent a copy of the document entitled "Agreement" containing Developer's agreement to vote in favor of a landscape maintenance assessment district for the project, bearing the Ventura County Recorder's stamp, confirming that the document has been recorded in the Ventura County Recorder's Office. (PK, *PK-21*)

28. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, *PK-22*)

LANDSCAPE SPECIAL CONDITIONS

29. Developer shall provide each buyer with a document disclosing, in large type, that the project property is subject to annual assessments for landscape maintenance, and stating the probable range of dollar amounts of such assessments for the next fiscal year. To confirm

that the buyer has read the document, Developer shall require the buyer to sign the document. Developer shall retain all such documents for at least three years and shall allow the City to inspect and copy all such documents upon reasonable request.

30. All landscaping shall conform to the RiverPark Specific Plan and the adopted Streetscape Master Plan.

31. All street trees, front yard trees, and alley trees to be selected from the Conceptual Landscape Plan, Sheet LS-1.

32. All street trees on public streets shall be maintained through the Community Facilities District (CDF)

33. All trees in alleys shall be maintained by Home Owner's Associations (HOA's)

34. Further modification and refinement to the Trail Exhibit Plan, dated 5-14-07, is required before final approval is provided from the City. The Developer shall continue meeting with City staff (Planning, Fire, Police, Parks, Development Services, etc) to resolve any outstanding issues.

35. Developer shall provide clarification as to the maintenance of the main basins should United Water no longer provide that service. Any assigned entity that will be providing maintenance to the basins shall be included in the modifications and refinement of the Trail Exhibit Plan discussions and shall provide input as to the width of the required maintenance roadway and equipment access requirements. This information shall be incorporated into the revised Trail Exhibit Plan as indicated in Special Condition 34 above.

36. The temporary desilting basins shown in Crescent Park shall be removed prior to construction of the park.

37. Construction of Crescent Park shall commence no later than once the 170th occupancy has been achieved.

38. Provide engineering and landscape plans for the proposed median on Oxnard Blvd. adjacent to lots 433, 434, 435, 436, 437.

39. Trail system along river levee edge shall be 12' wide.

40. Any landscape slopes greater than 4:1 shall have an approved erosion control material applied.

41. Maintenance for the project's public landscape improvements shall be incorporated into the previously formed CFD (Community Facilities District).

FIRE DEPARTMENT STANDARD CONDITIONS

42. Developer shall construct all vehicle access driveways on the project property to be at least 25 feet wide. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, F-1)

43. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, F-2)

44. Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, F-3)

45. At Developer's expense, Developer shall obtain two certified fire flow tests for the project property. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. A mechanical, civil, or fire protection engineer must certify the tests. Developer shall obtain permits for the tests from the Engineering Division. Developer shall send the results of the tests to the Fire Chief and the City Engineer. (FD/DS, F-4)

46. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, F-5)

47. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)

48. At all times during construction, developer shall maintain paved surfaces capable of handling loads of 46,000 pounds which will provide access for fire fighting apparatus to all parts of the project property. (FD/DS, F-7)

49. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)

50. Developer shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, F-12)

51. All signalized intersections shall be equipped with pre-emption equipment. (FD/TR, F-15)

52. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, F-17)

FIRE DEPARTMENT SPECIAL CONDITIONS

53. The turning radius of all project property driveways and turnaround areas used for emergency access shall be a minimum of 48 feet outside 30' inside diameter. (FD)

54. Developer shall continue to work with City Departments to finalize design of the recreational trail system. (FD)

PLANNING DIVISION STANDARD CONDITIONS

55. The final building plans submitted by Developer with the building permit application shall depict all building materials and colors to be used in construction. (PL/B, *PL-1*)

56. Any application for a minor modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, *PL-2*)

57. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project. (PL, *PL-3*) Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and lighting materials for design review and approval of the Planning and Environmental Services Manager. (PL/B, *PL-8*)

58. Developer acknowledges that because of population limitations placed on the City by the Air Quality Management Program, approval of this permit does not guarantee that the City will issue building permits. The City's issuance of building permits may be delayed as a result of implementation of an air quality plan. (PL, *PL-5*)

59. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, *PL-16*).

60. Developer shall establish a homeowners association and the association shall be responsible for the maintenance of parking, landscape, recreation and other interior areas held in common by the association and for the enforcement of Conditions Covenants & Restrictions related to property maintenance. (PL/DS, *PL-33*)

61. Before the City issues building permits, Developer shall provide to the Planning Division Manager a disk in DWG format of a 100-foot scale site plan of the project as approved. (PL, *PL-50*)

PLANNING SPECIAL CONDITIONS

62. Approval of this tentative subdivision map is contingent upon approval of Planning & zoning Permit No 06-200-16 (Development Design Review Permit). (PL)

63. An approved tentative map shall expire thirty-six (36) months after its approval, unless an extension is applied for and approved by the City Council pursuant to Section 15-46 of the City Code. (PL)

64. Developer shall develop the site with the street names, as approved by the Street Naming Committee. (PL)

65. Developer shall develop and post the site with the street names, as approved by the Street Naming Committee. (PL)

66. This permit is granted subject to the City's approval of a final map and recordation of the final map. The City shall issue building permits only after such recordation, unless otherwise approved by both the Planning and Environmental Services Manager and the Development Services Manager. Before occupying any structures or initiating any use approved by this permit, Developer shall comply with all conditions of the tentative and final map. (PL/DS)

67. Developer shall remove any and all graffiti from the project premises throughout construction of the project, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)

68. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit, including mitigation measures identified herein, pertaining to dust control and noise requirements. (PL)

69. Developer shall include fencing information on the building plans, fine grading plans and landscaping plans, and the time of plan check submittal including the location, design, and construction details, subject to review and approval of the Planning and Environmental Services Manager prior to issuance of building permits. (PL)

70. Developer shall comply with all setbacks, development and design standards (in accordance with each product type described in the RiverPark Specific Plan). Developer shall provide such information on the building plans, architectural site plans, and fine grading plans for verification at the time of plan check submittal. Developer shall include a note in large type

face on each page of the architectural site plans stating if a conflict exists between the architectural site plan and the fine grading plan, that the and fine grading plans controls the building corner locations and setback dimensions, and supersedes the architectural site plan dimension. (PL)

71. *Developer shall comply with the affordable housing requirements set forth in the Development Agreement (A6128, Section 11 (e)), which requires that a minimum number of dwelling units be set aside and made available at specified affordable rates and payment of in-lieu fees in districts where no affordable housing is being provided, and requires payment of in-lieu fees within the subject property in the amount of $4235 per unit in Districts H, for up to 382 dwelling units in District H. If the number of units in District H changes, this fee will be recalculated. (PL)*

72. Developers shall provide the necessary declarations, covenants, and transfers to future buyers further described within Section 11, of the "First Amendment to the Development Agreement-A6128). (PL)

73. Prior to issuance of improvement permits, Developer shall provide a lighting plan that provides design type details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the development, for review and approval by the Police Department and Planning and Environmental Services Director. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the development without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)

74. Along all drive lanes (alleys), Developer shall install independently metered lighting with automatic/daylight sensors for dusk-to-dawn lighting within drive lanes. Developer shall ensure the maintenance and replacement needs of such independently metered lighting fixtures (e.g. wall fixtures, light bollards) shall be the responsibility of the Home Owners' Association. Lighting responsibilities shall be clarified in the CC&Rs for the development. (PL)

MITIGATION MEASURES:
EARTH RESOURCES:

75. Grading shall be performed by Developer in accordance with the City of Oxnard grading ordinance and Chapter 33 of the Uniform Building Code (1997). (PL, EIR 4.3-2)

76. To mitigate the potential for surface erosion during grading, sandbags, desilting basins, and other temporary surface drainage devices shall be used by Developer to control water runoff. Wind erosion shall be controlled with the use of water trucks and silt fences, as necessary. (PL, EIR 4.3-13)

77. To mitigate potentially significant impacts associated with expansive soils, Developer shall design foundations bearing on soils with a low to moderate rating with deeper perimeter footing embedment to act as a barrier for moisture migration under interior floor slabs; low to moderately expansive foundation subgrade shall be pre-moistened to reduce the potential and the effects of shrink/swell cycles beneath the slabs; and slabs shall be thickened and contain additional reinforcement, as specified by the Geotechnical Engineer. (PL, EIR 4.3-24)

BIOLOGICAL RESOURCES:

78. Developer shall install all street lighting and lighting fixtures adjacent to the Santa Clara River and berm with downcast luminaires and shall be shielded and oriented in a manner that will prevent spillage or glare (greater than one-half foot candle illumination at ground level) into the remaining natural and open space areas. Final lighting orientation and design shall be approved by the City of Oxnard Development Services Department. (PL, EIR 4.4-2)

79. Certain ornamental plants are known to escape from planted areas and invade into native plant communities. In order to protect native plant communities established within the Specific Plan Area and located in the adjacent Santa Clara River Corridor, the plants listed in Table 4.4-4, Ornamentals to be Prohibited from the Project Site, on page 4.4-30 of the Draft EIR shall not be planted within the common landscaped areas of the proposed site plan. This list shall also be distributed to new homeowners and included within the CC&Rs. The landscaping plans within common areas of the project shall be reviewed by a qualified botanist who shall recommend appropriate provisions to prevent other invasive plant species from colonizing remaining natural areas. These provisions includes the following: (a) review and screening of proposed plant palette and planting plans to identify and avoid the use of invasive species; (b) weed removal during the initial planting of landscaped areas; and (c) the monitoring for and removal of weeds and other invasive plant species as part of ongoing landscape maintenance activities. The frequency and method of monitoring for invasive species shall be determined by a qualified botanist. (PL, EIR 4.4-3)

AIR QUALITY:

80. City/County Transportation Fees – All applicable City of Oxnard and County of Ventura traffic impacts fees shall be paid prior to the issuance of building permits for individual building projects within the Specific Plan Area. These fees will be used, in part, to fund the construction of the specific improvements identified in EIR measures 4.7-2 to 4.7-12 by the City of Oxnard and County of Ventura when warranted by traffic conditions. Any of the improvements in EIR measures 4.7-2 to 4.7-12 implemented by the project will be subject to reimbursement/credit as applicable. Based on the estimate of the number of trips that will be generated by the project the estimated total amount of fees to be paid is: (PL, EIR 4.7-1)

City of Oxnard - Daily Trip Ends:	94,174
Percent Using Jurisdiction Roads:	100%
Fee/Trip:	$173.90
Total Fee:	$16,376,858
County of Ventura - Daily Trip Ends:	94,174
Percent Using Jurisdiction Roads:	10%
Fee/Trip:	$139.00
Total Fee:	$1,309,019

81. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized by Developer to prevent excessive amounts of dust. (PL, EIR 4.8-1)

82. Pre-grading/excavation activities by Developer shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water (preferably reclaimed, if available) penetrates sufficiently to minimize fugitive dust during grading activities. (PL, EIR 4.8-2)

83. Fugitive dust produced during grading, excavation, and construction activities shall be controlled by Developer implementing the following activities:
    - All trucks shall be required to cover their loads as required by California Vehicle Code § 23114
    - All graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (PL, EIR 4.8-3)

84. Inactive graded and/or excavated areas shall be monitored by Developer at least weekly for dust stabilization. Soil stabilization methods, such as water and roll-compaction, and

environmentally-safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be seeded and watered until grass growth is evident, or periodically treated with environmentally-safe dust suppressants, to prevent excessive fugitive dust. (PL, EIR 4.8-4)

85. During construction activities, Developer shall post signs on-site limiting traffic to 15 miles per hour or less. (PL, EIR 4.8-5)

86. During periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties), all clearing, grading, earth moving, and excavation operations shall be curtailed by Developer to the degree necessary to prevent fugitive dust created by on-site activities and operations from being a nuisance or hazard, either off-site or on-site. The site superintendent/supervisor shall use his/her discretion in conjunction with the APCD in determining when winds are excessive. (PL, EIR 4.8-6)

87. Developer shall sweep all adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads. (PL, EIR 4.8-7)

88. Developer shall advise all personnel involved in grading operations, including contractors and subcontractors, to wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations. (PL, EIR 4.8-8)

89. Developer shall hire crews from local populations where possible, since it is more likely that they have been previously exposed to the fungus and are therefore immune. (PL, EIR 4.8-9)

90. Developer shall require crews to use respirators during project clearing, grading, and excavation operations in accordance with California Division of Occupational Safety and Health regulations. (PL, EIR 4.8-10)

91. Developer shall require that the cabs of grading and construction equipment be air-conditioned. (PL, EIR 4.8-11)

92. Developer shall require work crews to work upwind from excavation sites. (PL, EIR 4.8-12)

93. Where acceptable to the fire department, Developer shall control weed growth by mowing instead of disking, thereby leaving the ground undisturbed and with a mulch covering. (PL, EIR 4.8-14)

94. During rough grading and site development, the primary access roads into the Specific Plan Area from adjoining paved roadways shall be treated by Developer with environmentally-safe dust control agents. (PL, EIR 4.8-15)

95. Developer shall minimize equipment idling time. (PL, EIR 4.8-16)

96. Developer shall maintain equipment engines in good condition and in proper tune as per manufacturers' specifications. (PL, EIR 4.8-17)

97. Developer shall lengthen the construction period during smog season (May through October), to minimize the number of vehicles and equipment operating at the same time. (PL, EIR 4.8-18)

98. Developer shall use alternatively fueled construction equipment, such as compressed natural gas (CNG), Liquefied natural gas (LNG), or electric, if feasible. (PL, EIR 4.8-19)

99. In accordance with the RiverPark TDM Fee Program, the Developer shall mitigate air quality emissions associated with development of the subject site through a contribution to the City's Transportation Demand Management (TDM) program. Such fee shall be calculated at the time of building permit issuance in accordance with the Ventura County Air Quality Assessment Guidelines, as amended. Such fee shall be collected in full prior to building permit issuance.

    The TDM fees will be paid to the City of Oxnard for spending on emission reducing technologies and programs. The City has previously expended TDM funds to purchase clean fuel vehicles to replace older vehicles in the city's vehicle fleet and to use as matching grant funds to develop and expand bicycle paths. The City of Oxnard spends TDM Funds in a manner consistent with the most recent APCD Guidelines. The current guidelines address appropriate TDM fund expenditures on Page 7-19 of the 2000 APCD Guidelines and include funding mitigation projects or programs in areas directly or indirectly impacted by the development as well as establishing timelines for the funds to be spent. (PL, EIR 4.8-24)

100. Developer shall apply sufficient water to all major soil disturbance areas to maintain a soil moisture content of 4% in the upper six inches of soil stratum. Other equally effective dust palliatives shall be used if drought conditions limit water availability. (PL)

101. Developer shall double sandbag all site perimeters adjoining traveled roads from November to April to prevent dirt from washing off the site and being pulverized by passing vehicles. (PL)

102. Developer shall apply non-hazardous chemical stabilizers to all inactive portions of the construction site. When appropriate, seed exposed surfaces with a fast-growing, soil binding plant to reduce wind erosion and its contribution to local particulate levels. (PL)

103. All primary project construction contractors shall implement a traffic management program to reduce the number of employees or material delivery trips and to minimize conflict with regional transportation patterns. The elements of such a program shall include: (PL)
    A. Provide rideshare incentives for all workers on the project site.
    B. Provide construction personnel parking off arterial roadways to minimize traffic interference.
    C. Schedule receipt of concrete, asphalt, steel, and other materials between 9:00 a.m. and 3:00 p.m. to the extent practical.
    D. Restrict any lane closures of public roadways to the hours of 9:00 a.m. to 3:00 p.m.
    E. Complete all street sweeping of adjacent roadways by 4:00 p.m.

104. Developer shall maintain and tune all construction equipment to meet appropriate EPA and CARB emissions requirements. At such time as new emission control devices or operational modifications are found to be effective, such devices or operational modifications shall be required on all construction equipment operating pursuant to City permits. (PL)

105. Developer shall incorporate the following dust suppression measures into the project:
    A. Watering all excavated material to prevent wind erosion while it is on-site or being moved;
    B. Periodic watering of construction sites or use of APCD approved dust suppression compounds that bind with the surface layers of soil and prevent soil particles from being eroded;
    C. Controlling the number and activity of vehicles on site at any given time;
    D. Seeding areas to be left inactive for a long enough period to secure the soil, limiting the area excavated at any given time;
    E. Limiting on-site vehicle traffic to 15 miles per hour; and
    F. Sweeping streets adjacent to the construction site to remove dust caused by the construction activities.
    G. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 15 miles per hour averaged over one hour) to prevent excessive amounts of fugitive dust.

106. For all trucks hauling excavated or graded material off-site, Devloper shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads. (PL/DS)

NOISE:

107. On-site construction activities shall be limited to between the hours of 7:00 AM and 6:00 PM, and exclude Sundays. (PL, EIR 4.9-1)

108. Developer shall locate on-site staging areas to minimize off-site transportation of heavy construction equipment. These staging areas shall be located to maximize the distance to residential areas. (PL, EIR 4.9-2)

109. All construction equipment shall be fitted with modern sound-reduction equipment. (PL, EIR 4.9-3)

110. During all excavation and grading on site, the Developer shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. (PL)

111. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. (PL)

112. When construction operations occur adjacent to occupied residential areas, Developer shall implement additional noise reduction measures, including, but are not limited to, changing the location of stationary construction equipment, shutting off idling equipment and notifying adjacent residences in advance of construction work. (PL, EIR 4.9-4)

PUBLIC SHOOLS:

113. School facilities may be constructed and dedicated to the Rio School District or Oxnard Union High School District in-lieu of cash fee payments, so long as all State requirements are satisfied and the facilities are approved by the applicable District. The District receiving facilities shall give credit in the form of waiving or reducing developer fees based on the amount of facilities dedicated to the Districts. For example, if forty percent of the required capacity is provided, the first forty percent of fees shall be waived. (PL, EIR 4.10.1-2)

GEOLOGY AND SOILS:

114. Developer shall submit a site-specific soils investigation which addresses, at a minimum, liquefaction and compressible soil characteristics on the site. Such report shall be prepared by a licensed geo-technical engineer for review and comment by the City. The report shall identify any necessary construction techniques or other mitigation measures to prevent significant liquefaction/compressible soils impacts upon the proposed project. All recommendations of the report shall be incorporated into the project as conditions of approval. The report shall be submitted no later than at the time plans are submitted for review by the Building Official. (PL)

UTILITIES AND SERVICE SYSTEMS:

115. Developer shall design systems to ensure storm water runoff is limited to the runoff rates specified by the Development Services Division and onsite detention may be required. All

detention basins, if needed, shall be designed in accordance with City standards and policies. (PL)

HAZARDS:

116. Developer shall not construct buildings or enclosed spaces over abandoned oil wells, where feasible. If no feasible alternative is available, the responsible party shall locate the abandoned oil well casing and inspect the well casing for leaking oil or gasses in the presence of a DOGGR inspector. If the well is found to be leaking, the responsible party shall conduct all appropriate plugging and reabandonment of the well casing to DOGGR specifications. (PL, EIR 4.13-1)

117. In the event that an abandoned oil well is encountered during construction activities, the regional DOGGR office in Ventura shall be notified immediately of the discovery. The oil well casing shall be checked for leaking oil or gasses. The DOGGR representative shall determine appropriate actions, up to and including re-abandonment of the oil well casing. (PL, EIR 4.13-2)

POLICE DEPARTMENT CONDITIONS

118. Developer shall provide two remote video surveillance cameras and supporting equipment to monitor the Pit Trail System. Each installation shall be a "pan-tilt-zoom" camera meeting the Oxnard Police Department's Security Operations Center Equipment Operational and Connectivity Standards. Specific installation sites to be determined at a later date.

119. Developer shall provide access control gates for each access point of the Pit Trail System to be remotely controlled and electronically tied to the Oxnard Police Department's Security Operations Center. These access control gates will be designed so that the "System" can be secured during hours of darkness or severe weather.

120. Developer shall provide an estimate for the cost of the above items (for equipment and installation) and provide a bond to ensure installation with the tract's subdivision improvements. The developer shall not be responsible for monthly communication costs for the connection from site equipment to the Security Operations Center.
    a. Outdoor Lighting Code & Guideline
        (1) Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
        (2) Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the following exceptions:
            a. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded

provided the fixture has an opaque top to keep light from shining directly up.

b. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque top to keep light from shining directly up.

(3) Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.

121. Developer shall submit and the Police Chief or designee shall approve a lighting plan prior to the issuance of a building permit. The lighting plan shall include a photometric study that integrates the site's approved landscaping plan (if any). The integrated photometric/landscaping plan will indicate the specific location and canopy size of fully mature trees thereby highlighting potential landscape/lighting conflicts in the future.

122. Developer will provide remote video surveillance capability of open spaces to the City of Oxnard Security Operations Center (SOC). Based upon final design, Police or consultant will determine locations of vandal-resistant, day/night, pan-tilt-zoom dome cameras (deemed sufficient by Police). For information on connectivity to the SOC, please contact Gage-Babcock & Associates, (714) 739-3870.

123. Developer shall provide an integrated landscape, lighting, perimeter fencing & gating plan covering the Santa Clara River Bank area/trail. This may be included as part of the Lighting/Landscape plan but must outline issues of access control and emergency access.

124. If access control gates are installed, developer shall install security devices and measures, including walkway and vehicle control gates, entrance telephones, intercoms and similar features, subject to approval of the Police Chief and the Fire Chief. Vehicle control gates shall be operable by City approved radio equipment. (FD/PD, F-9)

125. Points of access to the Santa Clara River Bank area/trail system shall be posted with appropriate California Vehicle Code, Ventura County Flood Control District and City of Oxnard Ordinance sections that apply to access and passage. Text of such posting will be determined at a later date by the Chief of Police or his designee. In addition, since this is part of the public park system, it shall be posted that the park closes at dusk.

DEVELOPMENT SERVICES STANDARD CONDITIONS

126. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at the time the City issues building permits. (DS-1)

127. Developer shall have the site improvement plans prepared on standard Development Services Division mylars by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and the original ink-on-mylar plans filed with the Development Services Division. (DS-3)

128. Developer shall submit improvement plans and drainage calculations that demonstrate that storm drainage from the project property and all upstream areas will be safely conveyed to an approved drainage facility. The design and conveyance route shall be compatible with the City's Master Plan of Drainage and shall be approved by the City Engineer prior to approval of improvement plans. (DS-4)

129. Developer shall protect building pads from inundation during a 100-year storm. (DS-5)

130. Developer shall remove and replace all improvements that are damaged during construction. (DS-6)

131. Each structure shall be served by separate sewer and water services. There shall be no interconnections between structures. (DS-8)

132. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time City issues an encroachment permit. (DS-9)

133. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code and shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)

134. A civil engineer licensed in the State of California shall prepare the public improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Such plans and documents shall include, but not be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans; a master utility plan showing the layout and location of all on-site and off-site utility improvements that serve the project; construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not accept an application for the final map or parcel map for the project or issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)

135. Developer agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Developer's expense, City and its agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided for in Government Code Section 66499.37, to attack, review, set aside, void or annul the approval of

this resolution or to determine the reasonableness, legality or validity of any condition attached thereto. City shall promptly notify Developer of any such claim, action or proceeding of which City receives notice, and City will cooperate fully with Developer in the defense thereof. Developer shall reimburse City for any court costs and attorney's fees that City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Developer of the obligations of this condition. Developer's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. (DS-18)

136. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, breezeways, parkways, landscaping, utilities, drainage facilities, and other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)

137. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the Development Services Manager issue a stop work order until such time as the graffiti is removed. (DS-20)

138. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)

139. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)

140. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)

141. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)

142. Prior to approval of the final map or parcel map, Developer shall provide the City Engineer with written evidence from the Ventura County Clerk's Office that Developer has executed and

filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493. (DS-26)

143. "Standard Specifications for Public Works Construction," latest edition, and any modifications thereto by City, and City of Oxnard Standard Land Development Specifications and all applicable City Standard Plans, shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)

144. Developer shall retain a Civil Engineer licensed in the State of California to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as-built" plans after project completion. Developer's submittal of the certified "as-built" plans is a condition of City's final acceptance of the project. (DS-29)

145. All grading shall conform to City's grading ordinance and any recommendations of Developer's soils engineer that have been approved by the City Engineer. Developer shall conform to all applicable notes specified on the site improvement/grading plan cover sheet and grading permit. (DS-30)

146. In order to mitigate any potential flooding or erosion affecting adjacent properties and public rights-of-way, Developer shall construct required drainage facilities concurrently with the rough grading operations, or with prior approval of the City Engineer, provide interim drainage improvements on a temporary basis. (DS-31)

147. Storm drain, sewer and water facilities shall conform to applicable City Master Plans. Developer shall prepare plans for these facilities in accordance with City's engineering design criteria in effect at the time of improvement plan submittal. Developer shall submit plans with pertinent engineering analyses and design calculations for review and approval by the City Engineer prior to issuance of a site improvement permit. (DS-34)

148. Each lot shall drain into a street, alley, or approved drain so that there will be no undrained depressions. (DS-35)

149. Prior to issuance of a site improvement permit, Developer shall provide to the City Engineer easements or written consents from all affected landowners for any diversion of historical flows or change in drainage conditions caused by the project, as evidence that such landowners accept any additional water flowing over their property. (DS-36)

150. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)

151. By title sheet dedication at the time of filing the subdivision map, Developer shall dedicate all water rights for the project property to City. (DS-39)

152. Developer shall install water mains, fire hydrants and water services in conformance with City Standard Plans and specifications as directed by the City Engineer. (DS-41)

153. Developer shall install adequately sized water services and meters to each lot or unit in accordance with City standards in effect at the time City issues building permits. There shall be no interconnections between structures. (DS-42)

154. Prior to issuance of building permits, Developer shall present to the City Engineer a "Proof of Payment - Authorization for Building Permits" form issued by the Calleguas Municipal Water District. (DS-44)

155. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)

156. Developer shall construct all street and road improvements in conformance with the City Code, the City's 2020 General Plan, and any applicable specific plan. (DS-48)

157. Developer shall dedicate and improve to City standards all sidewalks, parkways, streets, alleys, and street appurtenances. City will name all streets in accordance with adopted City guidelines. (DS-49)

158. Developer shall improve all streets, alleys, sidewalks, curbs, and gutters adjacent to the project in accordance with City standards, as necessary to provide safe vertical and horizontal transitions. (DS-52)

159. Developer shall provide soils reports, "R" value tests, and compaction tests for all streets. Determination of the actual structural sections shall be based on City's design procedure, applying the appropriate traffic index specified in City standards. (DS-53)

160. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)

161. Developer shall protect the stub ends of all streets planned for future continuation with warning barricades, redwood headers, berms, signs and/or reflectors as directed by the City Engineer. (DS-55)

162. Prior to release of the final map or parcel map for recordation, Developer shall provide the City Engineer with a 100-scale base map for addressing purposes. The map shall be drawn on 18-inch by 24-inch mylar and shall show the standard address map title block, north arrow,

street names, tract number, phase boundary and lot numbers. The City will assign all addresses. (DS-56)

163. Prior to release of the final map or parcel map for recordation, Developer shall post a bond or other security satisfactory to the City Attorney, guaranteeing that all monuments will be set as required by the Government Code and the City Code. (DS-57)

164. Developer shall dedicate to City and improve streets abutting a park site to their full width in accordance with City standards. (DS-58)

165. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and cross-connection control. (DS-59)

166. As part of the master utility plans, Developer shall submit a street lighting plan. On City's approval of the plan, Developer shall install streetlights in accordance with the plan. (DS-60)

167. As a part of the site improvement plans, Developer shall submit a master utility plan that shows the relative location of all public and private utilities (including gas, electric, street lights, telephone and cable television lines) in accordance with City standard plans. (DS-61)

168. Prior to City approval of any development improvement plans, Developer shall obtain approval signatures from Southern California Edison Company, Southern California Gas Company, General Telephone Company, and all cable television companies. (DS-63)

169. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)

170. Developer shall provide a 105-gallon refuse container for each project property. Developer may not store refuse containers in the public right-of-way. (DS-67)

171. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)

172. Prior to issuance of a building permit, all traffic signal, pavement marking and sign plans shall be prepared by a registered California traffic engineer and approved by the City Engineer prior to issuance of a grading, site improvement or a building permit. (TR-74)

173. Prior to issuance of an encroachment permit, Developer's shall obtain City's approval of a contractor qualified to install traffic signals, pavement markings and signs. (TR-76)

175. Developer's engineer shall provide a drainage report that analyzes the proposed storm drain system within the Tract and the effect of all deviations from the approved drainage report for the underlying Tracts 5352, 5643, and 5538. (DS)

176. Developer shall design the north detention basin in accordance with City standards. Detention basins shall be constructed with a maximum side slope of four (4) horizontal to one (1) vertical with the floor of the basin located a minimum of three (3) feet above the water table. Walls and fences within the basin shall be set back a minimum of 2 feet from the top of basin slope. Walls and fences shall also be set back a minimum of 2 feet from and sidewalk or curb. Deviation from these standards may be approved if it is determined by the Development Services Manager that appropriate alternative engineering standards are being applied. (DS)

177. Developer shall design detention basins for easy access of maintenance vehicles. Final design is subject to approval of Parks Program. (DS)

178. Developer shall construct solid block walls between the detention basins and single-family home side or back yards. Other portions of the detention basin perimeter wall shall be as directed by Planning and Parks. (DS)

179. Developer shall install walls and/or other fencing around detention basins that effectively prohibits entry by unauthorized persons. The solid wall portion of the fence shall be at least 12" above the detention basin emergency spill elevation with a minimum of 18" above the adjacent ground. (DS)

180. Developer shall design and construct the grading and drainage around all gravel pits to eliminate stormwater runoff from being conveyed onto the pit slopes. (DS)

Stormwater Quality Special Conditions:

181. Developer shall implement stormwater quality mitigations that comply with the recommendations of the "Stormwater Quality Management Plan for RiverPark" and the requirements of the Ventura Countywide Stormwater Quality Urban Impact Mitigation Plan ("SQUIMP"). (DS)

182. Developer shall provide proof that all maintenance costs (including ongoing monitoring programs) associated with the stormwater quality devices installed within the public storm drain system for this project have been included in a community finance district (or other similar assessment district) such that said costs are paid exclusively by property owners within the RiverPark Specific Plan. If the full costs have not been included within the CFD, Developer shall make a lump sum payment (or other negotiated resolution) to cover the anticipated future costs of said maintenance and/or monitoring. (DS)

183. Developer shall design and implement a significant stormwater infiltration plan to replace the infiltration that was lost by deletion of the proposed dry swale along Kings Canyon Road and easterly of the Large Woolsey Basin. Infiltration plan shall be designed to the satisfaction of

the Development Services Manager prior to issuance of a grading or site improvement permit for the north detention basin. (DS)

184. Developer shall finalize the NPDES Stormwater Quality Monitoring Program and the Best Management Practices Operations and Maintenance Program required by conditions 102 and 103 of planning Commission Resolution 2002-67 prior to the issuance of site improvement permits for this project. (DS)

Wastewater Special Conditions:

185. Prior to submittal of the first phase of construction plans for this subdivision, Developer's engineer shall re-evaluate the layout of the proposed sewer system to determine a more efficient layout that reduces the linear footage of sewer line constructed. The redesigned layout shall be approved by Development Services prior to construction plan submittal. (DS)

186. Developer shall provide sewer laterals to Crescent Park as directed by the Development Services Manager. (DS)

187. The onsite sewer system within private alleys (lanes) and drive aisles shall be designed and constructed in accordance with public standards but shall be privately owned and maintained. Developer shall provide proof that maintenance responsibility for these facilities is included in the property owner's CC&Rs. City and Developer may negotiate alternative resolution of sewer maintenance responsibility as approved by the Development Services Manager. (DS)

188. Developer shall not place sewer laterals under driveways for detached units unless no other practical alternative exists as determined by the Development Services Manager. (DS)

Water Special Conditions:

189. Developer shall provide proof of permitted well destruction for all water wells within the project construction limits. Water well destruction shall be in accordance with Development Services Program's requirements. (DS)

190. Developer shall dedicate a waterline easement to the City over all portions of the domestic water distribution system (up to and including the water meters) within private alleys (lanes) or other private property. (DS)

191. Developer shall provide water meters with traffic rated boxes and lids in all locations where meters have a potential for vehicular traffic as determined by the Development Services Manager. (DS)

192. Developer shall provide domestic and irrigation water meter(s) to Crescent Park, and other City maintained landscape areas as directed by the Development Services Manager. Irrigation meters shall be connected to the reclaimed water system if available. (DS)

193. Developer's engineer shall provide detailed water system calculations (based on recent in-place fire hydrant flow tests) and plans for the project. The design and sizing of all proposed water improvements shall meet the needs of the ultimate specific plan build-out as well as the interim requirements of the proposed phase and shall result in a well-interconnected water system. The required calculations and plans are subject to the approval of the Development Services Manager prior to the issuance of a site improvement/grading permit or recordation of each phase of the final map. (DS)

Reclaimed Water Special Conditions:

194. Developer shall design and construct an extension to the existing reclaimed water system that is adequate to serve the proposed parks and large landscape areas in this subdivision. Final determination of the extent of the recycled water system shall be as directed by the Public Works Director. All recycled water improvements within this subdivision shall be designed and constructed by the Developer and dedicated to the City without charge. (DS)

195. Developer shall design and construct all irrigation systems that are supplied from the reclaimed water system in accordance with standard practice for such systems including the use of purple pipe, sprinkler heads, etc. Developer project shall include the installation of appropriate reclaimed water usage signage. (DS)

Street Special Conditions:

196. Developer shall construct all street sections in accordance with the approved RiverPark Specific Plan. Per exhibit 6.B and Section 6.2.2, Neighborhood Streets shall be built with a curb to curb distance of 36' in all locations where a block contains homes not served by an alley. Sidewalks shall be 5' wide and parkways 7' wide per exhibit 6.B, except Owens River Drive may have 5' wide parkways on both sides. (DS)

197. Developer shall construct colored paving at locations where public streets transition to private alleys (lanes). The enhanced paving shall be located within the private portion of the improvements and the design is subject to the approval of the Planning and Environmental Services Manager. (DS)

198. Developer shall dedicate an easement over all private alleys allowing the public access for vehicular and pedestrian travel. (DS)

Miscellaneous Special Conditions:

199. Developer shall design lot fine grading to drain stormwater to the street (or alley) via surface swales. No area drains shall be used within proposed residential lots. The Development Services Manager may approve the use of area drains in circumstances where specific site conditions dictate that such drains are the only appropriate solution. (DS)

200. Developer shall construct a level concrete pad for storage of two refuse containers out of view of the public street. Developer shall provide a paved path from the storage location to the street. All gates or doors along the path shall be constructed with a minimum of 36 inches of

clear space to allow passage of the City issued containers. Storage location and path shall be shown on the fine grading plans and shall not be within the garage for detached single family units. (DS)

201. Developer may submit phased improvement plans corresponding to phased final maps. Extent of improvements with each phase are subject to the review and approval of the Development Services Manager. Temporary improvements such as vehicle turnarounds, barricades, waterline blow-offs, or other improvements may be required as deemed necessary by the Development Services Manager. (DS)

202. Developer shall list all grading or air quality related environmental mitigation measures on the grading plan cover sheet. Developer shall cause all project contractors to comply with these mitigation measures during all phases of construction. (DS)

203. Prior to constructing mining pit edge trail improvements, Developer shall consult with United Water District regarding their maintenance path requirements around the pits if United Water District continues to have interest in operating the pits. Final determination of maintenance path requirements shall be determined by the Development Services Manager. (DS)

204. Developer shall obtain an indeterminate encroachment permit for the perpetual maintenance of all median and parkway landscaping within the proposed public right-of-way of this Tract that will not be maintained by the existing Community Facilities District. Final determination of the extent of the area covered by this condition is subject to approval of the Development Services Manager. (DS)

205. Prior to City approval of construction plans for each phase of the map adjacent to the mining pits, Developer's Geotechnical Engineer shall provide the City with written confirmation that proposed construction plans comply with recommendations and requirements of the project Environmental Impact Report ("EIR"), as modified by design-level geotechnical studies, regarding setbacks or special construction measures required for construction of structures, dry swales, detention basins, greenbelts, streets, utilities and other improvements adjacent to the reconstructed slopes of the mining pits. Written confirmation shall include an assessment of compliance with the grading requirements of EIR mitigation measures 4.3-41 through 4.3-44 as modified by design-level geotechnical studies. (DS)

Traffic Special Conditions:

206. Developer shall complete the construction of the improvements at Gonzales Road and Oxnard Boulevard that will meet the mitigation measure outlined in the EIR. The City will prepare the necessary design and plans for the developer to implement the construction improvements. Developer shall commence improvements within 120 days after notification from the City that the plans are approved. (TR)

207. Developer shall design and construct all intersections to maintain intersection sight distances as specified in Highway Design Manual section 405.1.2a. Corner fences may be chamfered to attain corner sight distance at intersections. (TR)

208. Developer shall provide "bulb-outs" at all pedestrian crossings around Crescent Park (8 locations total). These pedestrian crossings shall be designed to accommodate a WB-50 truck turning template. (TR)

209. Developer shall provide a 36' wide street (curb to curb) within a 56' ROW on Owens River Drive per Specific Plan requirements. (TR)

210. Developer shall construct Oxnard Boulevard around Crescent Park as a 32' wide street (curb to curb) with a 7 foot parkway and 5' sidewalk on the non-park side of the street. (TR)

211. Developer shall post security in an amount and form acceptable to the Development Services Manager to guarantee design and construction of the special traffic conditions of this resolution prior to issuance of the first site improvement (not including grading) permit for this site. (DS)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 28th day of June, 2007, by the following vote:

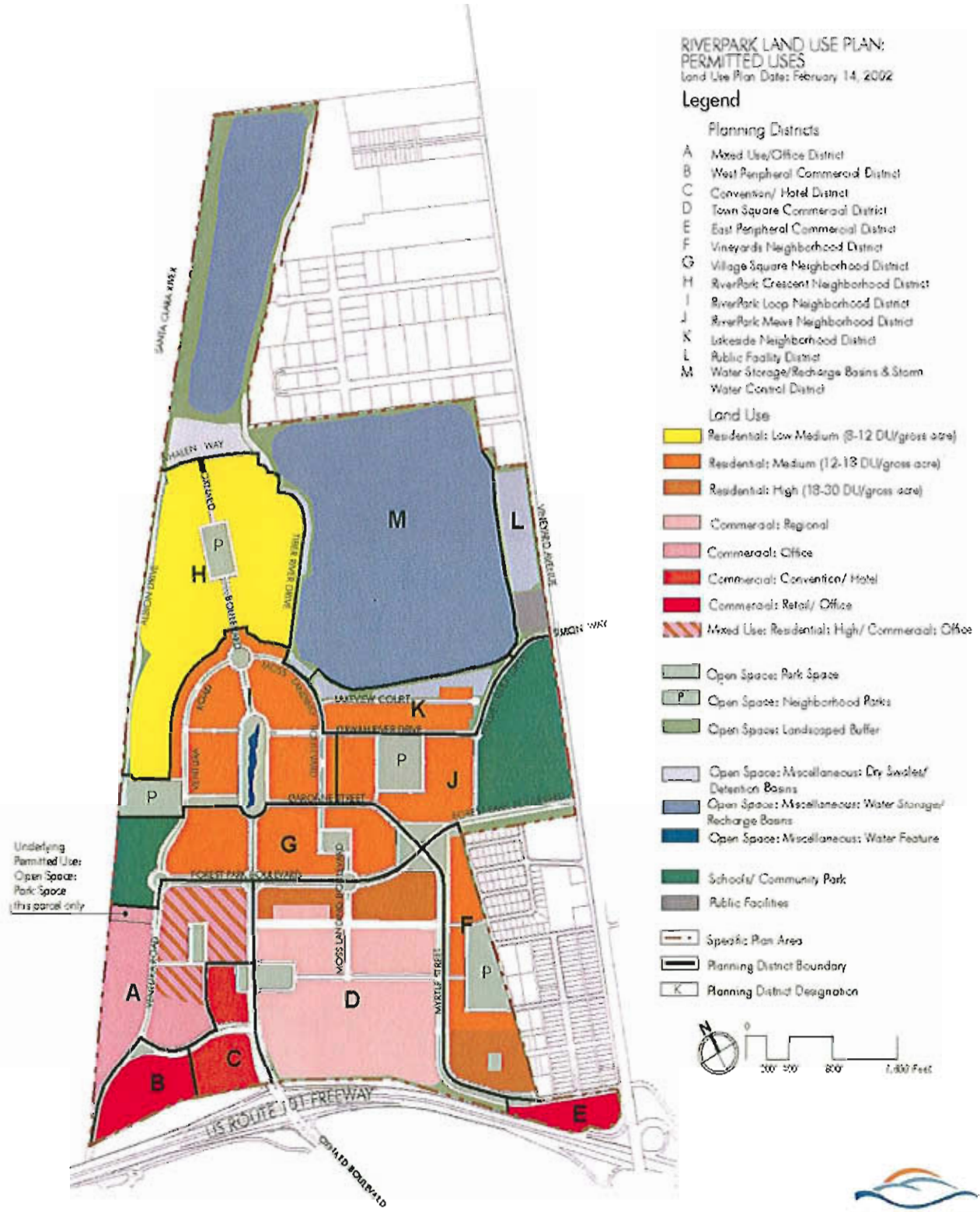
AYES: Commissioners

NOES: Commissioners

ABSENT: Commissioners

_____
Dr. Sonny Okada, Chairman

ATTEST: _____
Susan L. Martin, Secretary



RIVERPARK

exhibit

B

LAND USE PLAN: PERMITTED USES

August 27, 2002

prepared for RiverPark Development, LLC by **AC Martin Partners** *with*

RTKL EDSA CRAIN AND ASSOCIATES WILLIAM HEZMALHALCH ARCHITECTS HUITT-ZOLLARS