



Meeting Date: 4/24/07

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

Prepared By: Linda Windsor, Associate Planner

Agenda Item No. I-3

Reviewed By: City Manager

Rupp
City Attorney

Finance SW

Other (Specify) _____

DATE: April 11, 2007

TO: City Council

FROM: Susan L. Martin, AICP SM
Planning and Environmental Services Manager

SUBJECT: Planning & Zoning Permit No. 06-300-2 (Final Map for Phase 4 of Tract No. 5643).
Filed by RiverPark Legacy, LLC.

RECOMMENDATION

That City Council adopt a resolution approving Planning and Zoning Permit No. 06-300-2 (Final Map) for Phase 4 of Tract No. 5643, located east of North Oxnard Boulevard, south of Owens River Drive, and north of Moss Landing Boulevard and Lakeview Court, within the *RiverPark Specific Plan* area.

DISCUSSION

On July 6, 2006, the Planning Commission adopted Resolution No. 2006-38, recommending that the City Council approve the Tentative Subdivision Map for Tract No. 5643. The Tentative Subdivision Map includes subdivision of 90.1 acres into 271 lots, for subsequent development into 187 detached single family homes and 485 condominium dwelling units, parks (9.94 acres), open space (9.81 acres, including the South Detention basin and Oxnard Circle), local streets, and easements, consistent with the RiverPark Specific Plan.

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

This Final Map consists of approximately one-fourth of the entire area of the tentative subdivision map. Specifically, it includes 16.25 acres of the entire 90.1 acres comprising Tract No. 5643 (see Attachment 3). This phase of the tract include 53 parcels: 46 numbered lots and 7 lettered lots, for residential condominiums, private walkways, private alleys, and the South Detention Basin (6.48 acres). The final map for the first two phases of Tract 5643 (-1 and -2) was approved by the City Council on October 17, 2006, and the final map for Phase 3 was approved on December 19, 2006. The applicant will submit a final map request for the remaining 26.19 acres within the tentative subdivision map area at a later date.

000025

PZ No. 06-300-2 (Final Map of TSM 5643-4)

April 24, 2007

Page 2

The Development Services Department has issued a Verification of Status form indicating that the Final Map, as currently prepared, will be in compliance with the State Subdivision Map Act and Oxnard City Code requirements, and will conform to the previously approved tentative subdivision map. The Final Map is also consistent with the RiverPark Specific Plan and 2020 General Plan.

FINANCIAL IMPACT

None.

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

G:\PLNG\LINDA\06 Projects\RiverPark06\TM5643\FinalMapT5643ai.doc

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CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING FINAL MAP OF TRACT NO. 5643-4, FOR PROPERTY LOCATED WITHIN THE RIVERPARK SPECIFIC PLAN AREA, FILED BY RIVERPARK LEGACY, LLC.

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

WHEREAS, the Final Map of Phase 4 of such subdivision (Tract 5643-4) has been submitted, together with the Subdivision Improvement Agreement proposed to be entered into in connection with the subdivision; and

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

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

1. The Final Map for Tract No. 5643-4 is approved, subject to the conditions set forth in Planning Commission Resolution No. 2006-38, and City Council Resolution No. 13,149 for the Tentative Subdivision Map.
2. The Final Map is consistent with the General Plan and the RiverPark Specific Plan and is in substantial compliance with the previously approved Tentative Subdivision Map.
3. The Subdivision Improvement Agreement is approved and the Mayor is authorized to execute such Agreement.
4. All offers of dedication shown on the Final Map are accepted subject to improvement.

PASSED AND ADOPTED this 24th day of April, 2007, by the following vote:

AYES:

NOES:

ABSENT:

Dr. Thomas E. Holden, Mayor

000027

ATTACHMENT 1
PAGE 1 OF 2

Resolution No.
Final Map of Tract No. 5643-4
Page 2

ATTEST:

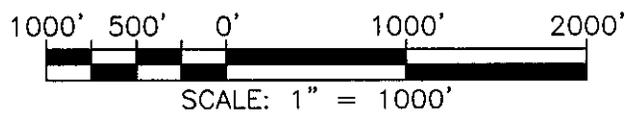
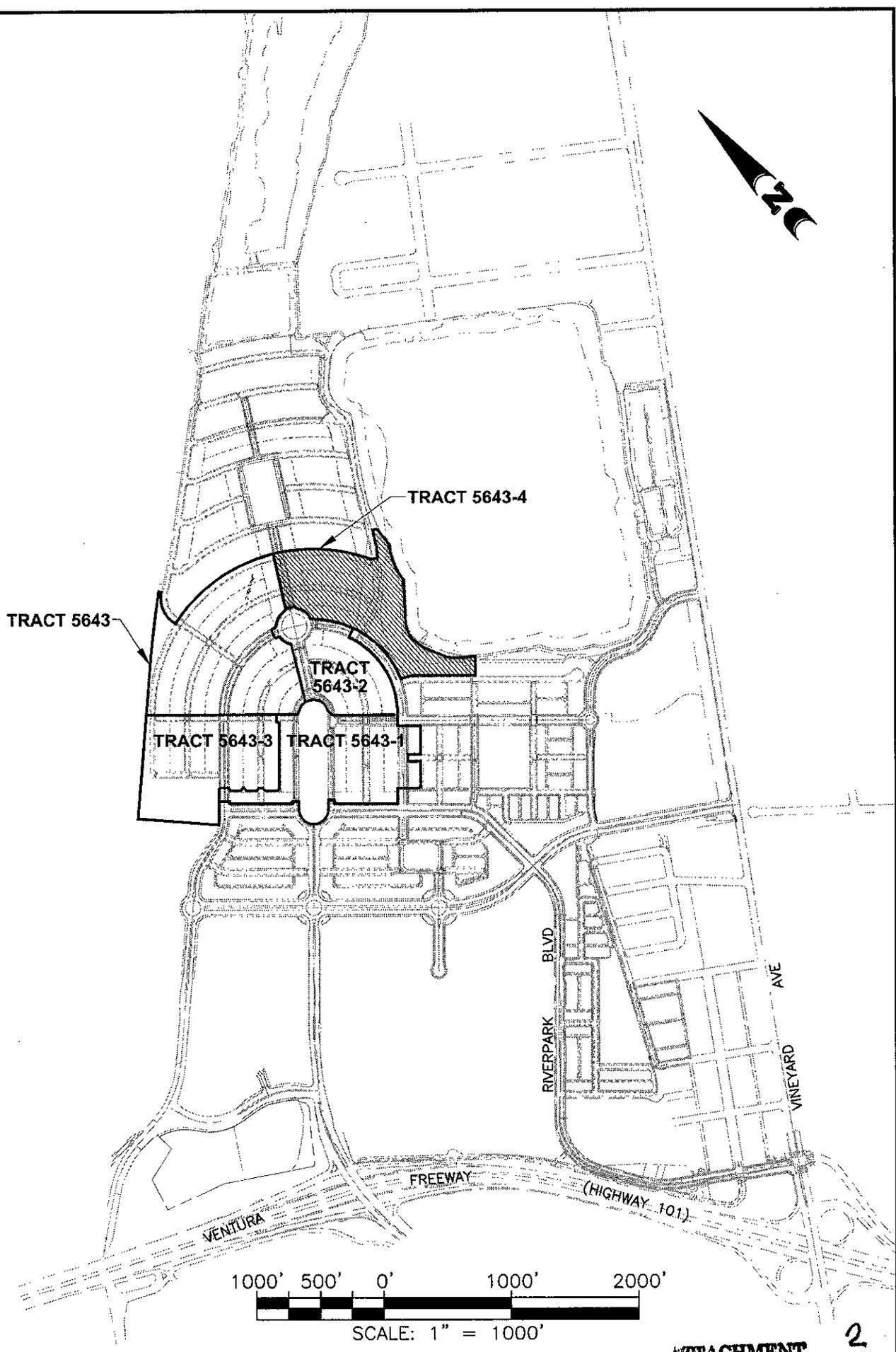
Daniel Martinez, City Clerk

APPROVED AS TO FORM:

Gary L. Gilig 04-26-07
Gary L. Gilig, City Attorney

000028

ATTACHMENT 1
PAGE 2 OF 2



000029

TRACT NO. 5643-4

IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP NUMBER NO. 932, AS
PER INSTRUMENT NO. 99-076880, OF OFFICIAL RECORDS, FILED IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY, IN RANCHO SANTA CLARA DEL NORTE, AS SHOWN IN
BOOK A, PAGE 301 OF PATENTS, TRANSCRIBED RECORDS FROM SANTA BARBARA COUNTY,
PATRICK T. CONCORRAN, P.L.S. 6626

LOT 7 IS FOR PARKWAY PURPOSES
LOTS 48, 49, 50, 51, 52 ARE FOR SOUTH DETENTION BASIN PURPOSES
JULY 2008

HUITT-ZOLLARS

SEE SHEET 6

SOUTH DETENTION BASIN

NO. OF LOTS : 46
NO. OF LETTERED LOTS : 7
GROSS AREA = 16.25 ACRES

DATE OF SURVEY:
JULY 2008

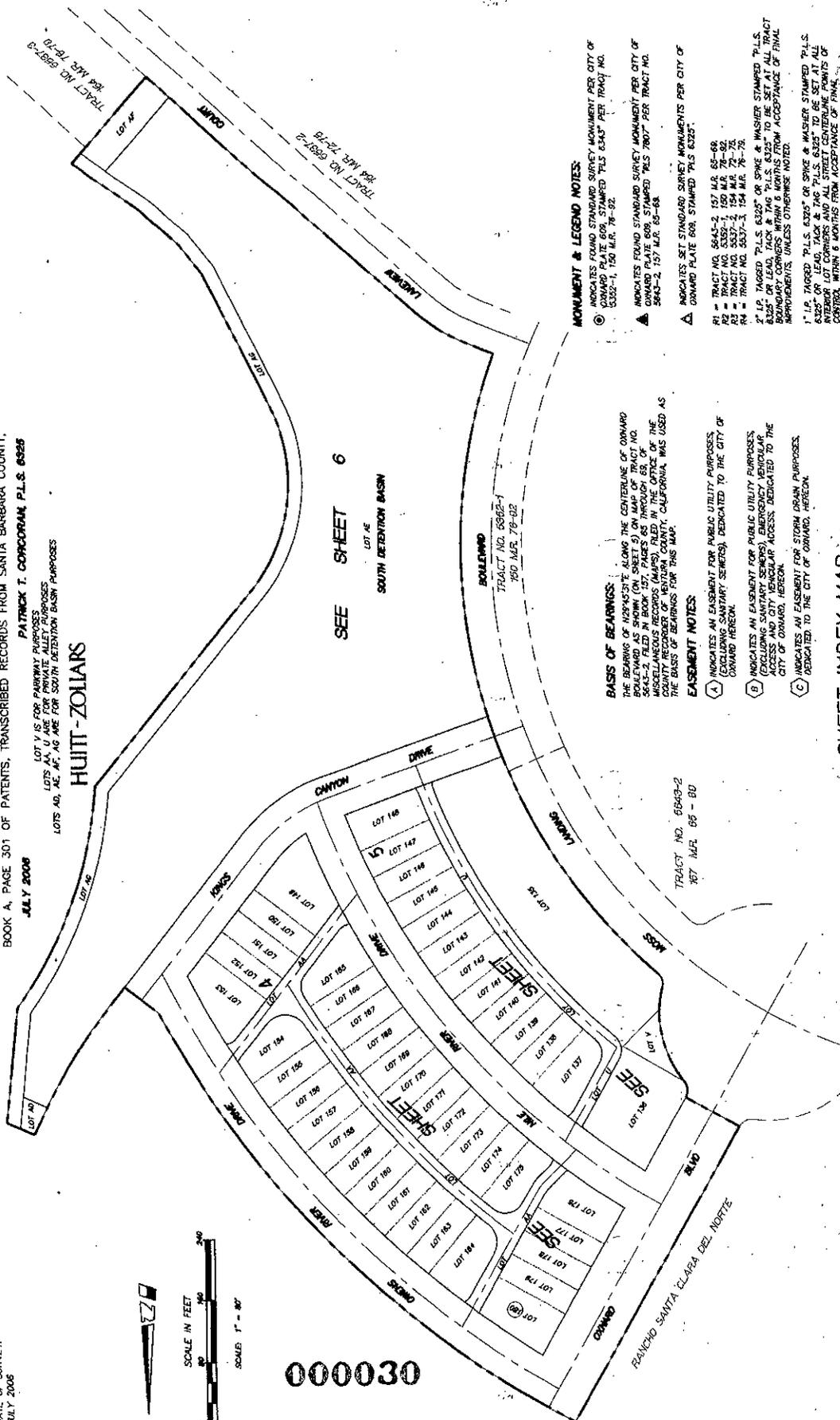


SCALE IN FEET



SCALE 1" = 80'

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MONUMENT & LEGEND NOTES:

INDICATES FOUND STANDARD SURVEY MONUMENT AND CITY OF OXNARD PLATE 608, STAMPED "PLS 6647" PER TRACT NO. 5643-4, 157 M.R. 85-68.

INDICATES FOUND STANDARD SURVEY MONUMENT PER CITY OF OXNARD PLATE 608, STAMPED "PLS 7807" PER TRACT NO. 5643-2, 157 M.R. 85-68.

INDICATES SET STANDARD SURVEY MONUMENTS PER CITY OF OXNARD PLATE 608, STAMPED "PLS 6626".

R1 = TRACT NO. 5643-2, 157 M.R. 85-68.
R2 = TRACT NO. 5337-1, 154 M.R. 78-92.
R3 = TRACT NO. 5337-2, 154 M.R. 78-92.
R4 = TRACT NO. 5337-3, 154 M.R. 78-92.
2" LP TAGGED "PLS 6325" OR "SPRINK" & WASHER STAMPED "PLS 6325" OR "SPRINK" WITHIN 6 MONTHS FROM ACCEPTANCE OF FINAL IMPROVEMENTS, UNLESS OTHERWISE NOTED.

1" LP TAGGED "PLS 6325" OR "SPRINK" & WASHER STAMPED "PLS 6325" OR "SPRINK" WITHIN 6 MONTHS FROM ACCEPTANCE OF FINAL IMPROVEMENT, UNLESS OTHERWISE NOTED.

BASES OF BEARINGS:

THE BEARINGS OF HORVATITE ALONG THE CENTERLINE OF OXNARD BOULEVARD AS SHOWN (ON SHEET 5) ON MAP OF TRACT NO. 5643-2, FILED IN BOOK 137, PAGES 85 THROUGH 88, OF THE METROPOLITAN RECORDS OF SAID COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

EASEMENT NOTES:

INDICATES AN EASEMENT FOR PUBLIC UTILITY PURPOSES, (EXCLUDING SANITARY SEWERS), DEDICATED TO THE CITY OF OXNARD HEREON.

INDICATES AN EASEMENT FOR PUBLIC UTILITY PURPOSES, (EXCLUDING SANITARY SEWERS), EMERGENCY VEHICULAR ACCESS AND CITY VEHICULAR ACCESS, DEDICATED TO THE CITY OF OXNARD, HEREON.

INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES, DEDICATED TO THE CITY OF OXNARD, HEREON.

SHEET INDEX MAP

ATTACHMENT

3



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

Tract/Parcel Map

Project Location:

TRACT 5643-4

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

DATE: 4/10/07

Paul J. Wendt
Paul Wendt
Development Services Program

000031

ATTACHMENT 4
PAGE 1 OF 1