



Meeting Date: 07/17/07

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

Prepared By: Linda Windsor Agenda Item No. K-1
 Reviewed By: [Signature] City Manager Rupp City Attorney [Signature] Finance SW Other (Specify) _____

DATE: July 2, 2007

TO: City Council

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

SUBJECT: **Planning & Zoning Permit No. 06-300-19 (Tentative Subdivision Map for Tract No. 5644). Located north of Owens River Drive, and east of the Santa Clara River, in RiverPark District H, filed by RiverPark Legacy LLC.**

RECOMMENDATION

That City Council adopt a resolution approving Planning and Zoning Permit No. 06-300-19 (Tentative Subdivision Map for Tract No. 5644), a request to subdivide 268.5 acres (APNs: 133-001-001, 133-001-057, 133-001-060 and 132-02-038), within Planning District H of the *RiverPark Specific Plan* area.

DISCUSSION

On June 28, 2007, the Planning Commission adopted Resolution No. 2007-18, recommending that the City Council approve the Tentative Subdivision Map (TM) for Tract No. 5644. This TM proposes to subdivide 268.5 acres into 335 lots, for subsequent development into 299 detached single family lots, Crescent Park, open space, detention basins, private alleys, local streets, and easements. Specifically, this tentative subdivision map consists of all of Planning District H. Crescent Park is 2.72 acres, the open space area included in this tract is 1.95 and the City trail (around the detention basins) is 11.4 acres.

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

See the attached Planning Commission staff report and resolution for further details regarding the proposed subdivision.

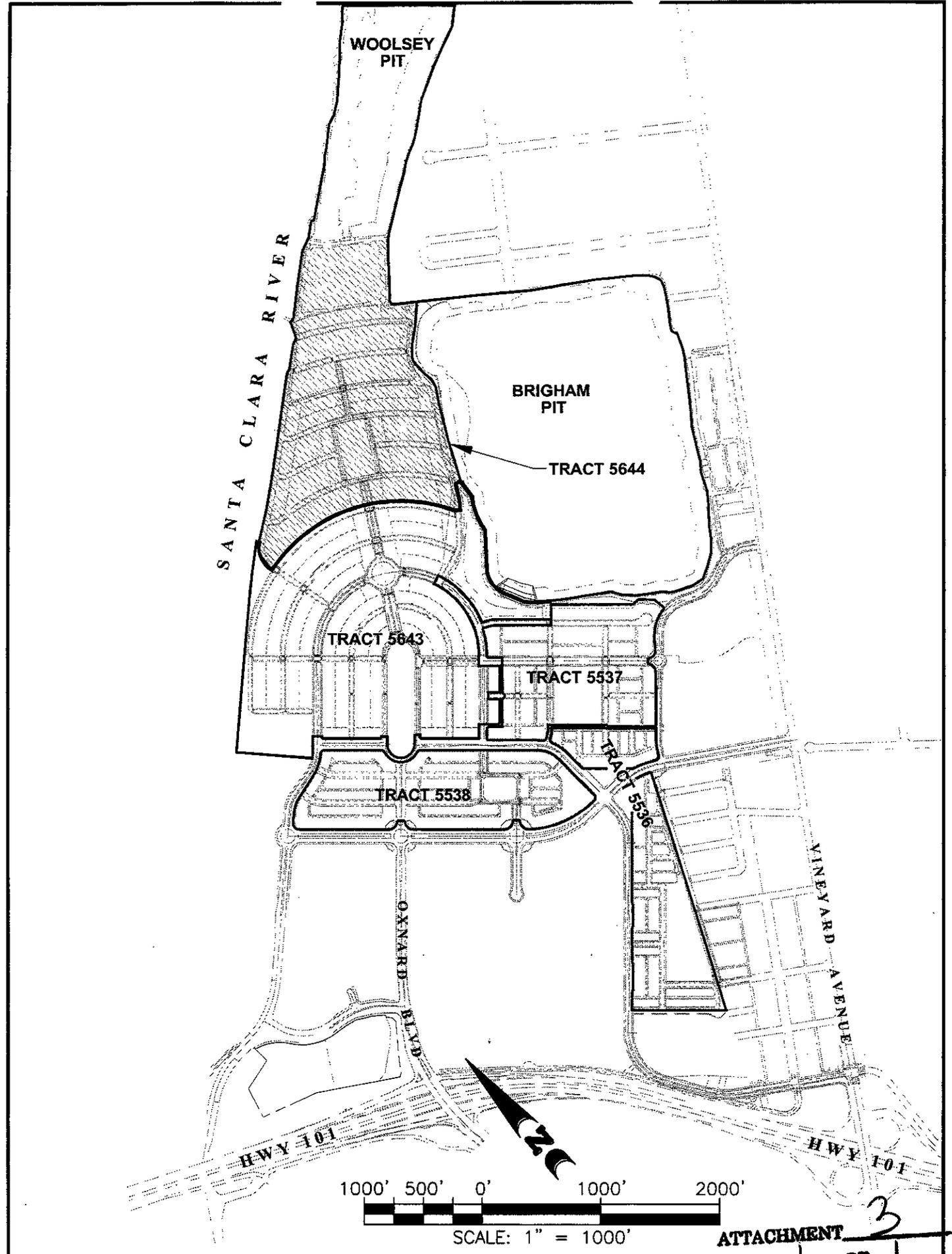
000067

FINANCIAL IMPACT

None.

- Attachment #1 - Planning Commission Resolution No. 2006-18 (PZ 06-300-19)
#2 - Planning commission Staff Report (June 28, 2007)
#3 - Vicinity Map
#4 - Reduced Subdivision Map No. 5644 (PZ 06-300-19)
#5 - City Council Resolution

Note: Attachments 1 and 2 have been provided to City Council under separate cover. Copies for review are available at the Circulation Desk in the Library after 6:00 p.m. on Thursday prior to the Council meeting and in the City Clerk's Office after 8:00 a.m. on Monday, July 16, 2007, prior to the Council meeting.



1000' 500' 0' 1000' 2000'

SCALE: 1" = 1000'

ATTACHMENT

PAGE

3

OF

000069

TENTATIVE TRACT NO. 5644

RIVERPARK LEGACY

IN THE CITY OF OXNARD

299 NUMBERED LOTS AND 36 LETTERED LOTS

LOT SUMMARY

LOT #	ACRES						
1	0.10	181	0.10	361	0.10	721	0.10
2	0.10	182	0.10	362	0.10	722	0.10
3	0.10	183	0.10	363	0.10	723	0.10
4	0.10	184	0.10	364	0.10	724	0.10
5	0.10	185	0.10	365	0.10	725	0.10
6	0.10	186	0.10	366	0.10	726	0.10
7	0.10	187	0.10	367	0.10	727	0.10
8	0.10	188	0.10	368	0.10	728	0.10
9	0.10	189	0.10	369	0.10	729	0.10
10	0.10	190	0.10	370	0.10	730	0.10
11	0.10	191	0.10	371	0.10	731	0.10
12	0.10	192	0.10	372	0.10	732	0.10
13	0.10	193	0.10	373	0.10	733	0.10
14	0.10	194	0.10	374	0.10	734	0.10
15	0.10	195	0.10	375	0.10	735	0.10
16	0.10	196	0.10	376	0.10	736	0.10
17	0.10	197	0.10	377	0.10	737	0.10
18	0.10	198	0.10	378	0.10	738	0.10
19	0.10	199	0.10	379	0.10	739	0.10
20	0.10	200	0.10	380	0.10	740	0.10
21	0.10	201	0.10	381	0.10	741	0.10
22	0.10	202	0.10	382	0.10	742	0.10
23	0.10	203	0.10	383	0.10	743	0.10
24	0.10	204	0.10	384	0.10	744	0.10
25	0.10	205	0.10	385	0.10	745	0.10
26	0.10	206	0.10	386	0.10	746	0.10
27	0.10	207	0.10	387	0.10	747	0.10
28	0.10	208	0.10	388	0.10	748	0.10
29	0.10	209	0.10	389	0.10	749	0.10
30	0.10	210	0.10	390	0.10	750	0.10
31	0.10	211	0.10	391	0.10	751	0.10
32	0.10	212	0.10	392	0.10	752	0.10
33	0.10	213	0.10	393	0.10	753	0.10
34	0.10	214	0.10	394	0.10	754	0.10
35	0.10	215	0.10	395	0.10	755	0.10
36	0.10	216	0.10	396	0.10	756	0.10
37	0.10	217	0.10	397	0.10	757	0.10
38	0.10	218	0.10	398	0.10	758	0.10
39	0.10	219	0.10	399	0.10	759	0.10
40	0.10	220	0.10	400	0.10	760	0.10
41	0.10	221	0.10	401	0.10	761	0.10
42	0.10	222	0.10	402	0.10	762	0.10
43	0.10	223	0.10	403	0.10	763	0.10
44	0.10	224	0.10	404	0.10	764	0.10
45	0.10	225	0.10	405	0.10	765	0.10
46	0.10	226	0.10	406	0.10	766	0.10
47	0.10	227	0.10	407	0.10	767	0.10
48	0.10	228	0.10	408	0.10	768	0.10
49	0.10	229	0.10	409	0.10	769	0.10
50	0.10	230	0.10	410	0.10	770	0.10
51	0.10	231	0.10	411	0.10	771	0.10
52	0.10	232	0.10	412	0.10	772	0.10
53	0.10	233	0.10	413	0.10	773	0.10
54	0.10	234	0.10	414	0.10	774	0.10
55	0.10	235	0.10	415	0.10	775	0.10
56	0.10	236	0.10	416	0.10	776	0.10
57	0.10	237	0.10	417	0.10	777	0.10
58	0.10	238	0.10	418	0.10	778	0.10
59	0.10	239	0.10	419	0.10	779	0.10
60	0.10	240	0.10	420	0.10	780	0.10
61	0.10	241	0.10	421	0.10	781	0.10
62	0.10	242	0.10	422	0.10	782	0.10
63	0.10	243	0.10	423	0.10	783	0.10
64	0.10	244	0.10	424	0.10	784	0.10
65	0.10	245	0.10	425	0.10	785	0.10
66	0.10	246	0.10	426	0.10	786	0.10
67	0.10	247	0.10	427	0.10	787	0.10
68	0.10	248	0.10	428	0.10	788	0.10
69	0.10	249	0.10	429	0.10	789	0.10
70	0.10	250	0.10	430	0.10	790	0.10
71	0.10	251	0.10	431	0.10	791	0.10
72	0.10	252	0.10	432	0.10	792	0.10
73	0.10	253	0.10	433	0.10	793	0.10
74	0.10	254	0.10	434	0.10	794	0.10
75	0.10	255	0.10	435	0.10	795	0.10
76	0.10	256	0.10	436	0.10	796	0.10
77	0.10	257	0.10	437	0.10	797	0.10
78	0.10	258	0.10	438	0.10	798	0.10
79	0.10	259	0.10	439	0.10	799	0.10
80	0.10	260	0.10	440	0.10	800	0.10
81	0.10	261	0.10	441	0.10	801	0.10
82	0.10	262	0.10	442	0.10	802	0.10
83	0.10	263	0.10	443	0.10	803	0.10
84	0.10	264	0.10	444	0.10	804	0.10
85	0.10	265	0.10	445	0.10	805	0.10
86	0.10	266	0.10	446	0.10	806	0.10
87	0.10	267	0.10	447	0.10	807	0.10
88	0.10	268	0.10	448	0.10	808	0.10
89	0.10	269	0.10	449	0.10	809	0.10
90	0.10	270	0.10	450	0.10	810	0.10
91	0.10	271	0.10	451	0.10	811	0.10
92	0.10	272	0.10	452	0.10	812	0.10
93	0.10	273	0.10	453	0.10	813	0.10
94	0.10	274	0.10	454	0.10	814	0.10
95	0.10	275	0.10	455	0.10	815	0.10
96	0.10	276	0.10	456	0.10	816	0.10
97	0.10	277	0.10	457	0.10	817	0.10
98	0.10	278	0.10	458	0.10	818	0.10
99	0.10	279	0.10	459	0.10	819	0.10
100	0.10	280	0.10	460	0.10	820	0.10
101	0.10	281	0.10	461	0.10	821	0.10
102	0.10	282	0.10	462	0.10	822	0.10
103	0.10	283	0.10	463	0.10	823	0.10
104	0.10	284	0.10	464	0.10	824	0.10
105	0.10	285	0.10	465	0.10	825	0.10
106	0.10	286	0.10	466	0.10	826	0.10
107	0.10	287	0.10	467	0.10	827	0.10
108	0.10	288	0.10	468	0.10	828	0.10
109	0.10	289	0.10	469	0.10	829	0.10
110	0.10	290	0.10	470	0.10	830	0.10
111	0.10	291	0.10	471	0.10	831	0.10
112	0.10	292	0.10	472	0.10	832	0.10
113	0.10	293	0.10	473	0.10	833	0.10
114	0.10	294	0.10	474	0.10	834	0.10
115	0.10	295	0.10	475	0.10	835	0.10
116	0.10	296	0.10	476	0.10	836	0.10
117	0.10	297	0.10	477	0.10	837	0.10
118	0.10	298	0.10	478	0.10	838	0.10
119	0.10	299	0.10	479	0.10	839	0.10
120	0.10	300	0.10	480	0.10	840	0.10
121	0.10	301	0.10	481	0.10	841	0.10
122	0.10	302	0.10	482	0.10	842	0.10
123	0.10	303	0.10	483	0.10	843	0.10
124	0.10	304	0.10	484	0.10	844	0.10
125	0.10	305	0.10	485	0.10	845	0.10
126	0.10	306	0.10	486	0.10	846	0.10
127	0.10	307	0.10	487	0.10	847	0.10
128	0.10	308	0.10	488	0.10	848	0.10
129	0.10	309	0.10	489	0.10	849	0.10
130	0.10	310	0.10	490	0.10	850	0.10
131	0.10	311	0.10	491	0.10	851	0.10
132	0.10	312	0.10	492	0.10	852	0.10
133	0.10	313	0.10	493	0.10	853	0.10
134	0.10	314	0.10	494	0.10	854	0.10
135	0.10	315	0.10	495	0.10	855	0.10
136	0.10	316	0.10	496	0.10	856	0.10
137	0.10	317	0.10	497	0.10	857	0.10
138	0.10	318	0.10	498	0.10	858	0.10
139	0.10	319	0.10	499	0.10	859	0.10
140	0.10	320	0.10	500	0.10	860	0.10
141	0.10	321	0.10	501	0.10	861	0.10
142	0.10	322	0.10	502	0.10	862	0.10
143	0.10	323	0.10	503	0.10	863	0.10
144	0.10	324	0.10	504	0.10	864	0.10
145	0.10	325	0.10	505	0.10	865	0.10
146	0.10	326	0.10	506	0.10	866	0.10
147	0.10	327	0.10	507	0.10	867	0.10
148	0.10	328	0.10	508	0.10	868	0.10
149	0.10	329	0.10	509	0.10	869	0.10
150	0.10	330	0.10	510	0.10	870	0.10
151	0.10	331	0.10	511	0.10	871	0.10
152	0.10	332	0.10	512	0.10	872	0.10
153	0.10	333	0.10	513	0.10	873	0.10
154	0.10	334	0.10	514	0.10	874	0.10
155	0.10	335	0.10	515	0.10	875	0.10
156	0.10	336	0.10	516	0.10	876	0.10
157	0.10	337	0.10	517	0.10	877	0.10
158	0.10	338	0.10	518	0.10	878	0.10
159	0.10	339	0.10	519	0.10	879	0.10
160	0.10	340	0.10	520	0.10	880	0.10
161	0.10	341	0.10	521	0.10	881	0.10
162	0.10	342	0.10	522	0.10	882	0.10
163	0.10	343	0.10	523	0.10	883	0.10
164	0.10	344	0.10	524	0.10	884	0.10
165	0.10	345	0.10	525	0.10	885	0.10
166	0.10	346	0.10	526	0.10	886	0.10
167	0.10	347	0.10	527	0.10	887	0.10
168	0.10	348	0.10	5			

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 06-300-019 (TENTATIVE SUBDIVISION MAP NO. 5644), FOR SUBDIVISION OF APPROXIMATELY 268.5 ACRES INTO 335 LOTS AND SUBSEQUENT CONSTRUCTION OF 299 DETACHED SINGLE FAMILY RESIDENCES, FOR PROPERTY LOCATED WITHIN LAND USE PLANNING DISTRICTS H3, H4, AND H5 OF THE *RIVERPARK SPECIFIC PLAN* AREA (APN: 133-001-001, 133-001-057, 133-001-060 AND 132-02-038), GENERALLY BOUNDED BY THE SANTA CLARA RIVER TO WEST, OWENS RIVER DRIVE TO THE SOUTH, THE SPECIFIC PLAN BOUNDARY TO THE NORTH AND TURNOUT PARK CIRCLE TO THE EAST, SUBJECT TO CERTAIN CONDITIONS.. FILED BY TONY TALAMANTE, RIVERPARK LEGACY, LLC, 30699 RUSSELL RANCH ROAD, SUITE 290, WESTLAKE VILLAGE, CA 91361.

WHEREAS, the City Council has reviewed an application for a Tentative Subdivision Map of Tract No. 5644 (PZ 06-300-19), to subdivide a 268.5 acre site, filed by RiverPark Legacy, LLC., in accordance with Chapter 15 of the Oxnard City Code and the State Subdivision Map Act; and

WHEREAS, the City Council has carefully reviewed Planning Commission Resolution No. ~~2006-58~~ recommending approval of the Tentative Subdivision Map, subject to certain conditions, for property consisting of Assessors' Parcel Numbers 133-001-001, 133-001-057, 133-001-060 and 132-02-038, within District H within the RiverPark Specific Plan area; and

WHEREAS, the City Council finds that the Tentative Subdivision Map complies with all requirements of the Subdivision Map Act and the Oxnard City Code; and

WHEREAS, the City Council finds that the Tentative Subdivision Map and the design and improvement of the proposed development are consistent with the General Plan and the RiverPark Specific Plan; and

WHEREAS, the City Council finds that the proposed site is suitable for the type and density of development requested and the development will not cause substantial environmental damage, serious public health problems or conflict with any public utility or service easements; 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 buildout of the 701 acre specific plan site; and

000071

Resolution No.
PZ 06-300-02 (TSM-5643)
July 25, 2006
Page 2 of 2

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 City Council certifies that the final environmental impact report was presented to the City Council and that the City Council reviewed and considered the information contained in the final environmental impact report before adopting this resolution.

NOW, THEREFORE, the City Council of the City of Oxnard does hereby resolve to approve Planning & Zoning Permit No. 06-300-19 (Tentative Subdivision Map) subject to the conditions set forth in Planning Commission Resolution No. 2006-38, on file in the Planning and Environmental Services Division, and incorporated herein by reference.

PASSED AND ADOPTED this 17th day of July, 2007, by the following vote:

AYES:

NOES:

ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:

Gary L. Gillig, City Attorney

000072

ATTACHMENT 4
PAGE 3 OF 3

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 06-300-019 (TENTATIVE SUBDIVISION MAP NO. 5644), FOR SUBDIVISION OF APPROXIMATELY 268.5 ACRES INTO 335 LOTS AND SUBSEQUENT CONSTRUCTION OF 299 DETACHED SINGLE FAMILY RESIDENCES, FOR PROPERTY LOCATED WITHIN LAND USE PLANNING DISTRICTS H3, H4, AND H5 OF THE *RIVERPARK SPECIFIC PLAN* AREA (APN: 133-001-001, 133-001-057, 133-001-060 AND 132-02-038), GENERALLY BOUNDED BY THE SANTA CLARA RIVER TO WEST, OWENS RIVER DRIVE TO THE SOUTH, THE SPECIFIC PLAN BOUNDARY TO THE NORTH AND TURNOUT PARK CIRCLE TO THE EAST, SUBJECT TO CERTAIN CONDITIONS.. FILED BY TONY TALAMANTE, RIVERPARK LEGACY, LLC, 30699 RUSSELL RANCH ROAD, SUITE 290, WESTLAKE VILLAGE, CA 91361.

WHEREAS, the City Council has reviewed an application for a Tentative Subdivision Map of Tract No. 5644 (PZ 06-300-19), to subdivide a 268.5 acre site, filed by RiverPark Legacy, LLC., in accordance with Chapter 15 of the Oxnard City Code and the State Subdivision Map Act; and

WHEREAS, the City Council has carefully reviewed Planning Commission Resolution No. 2007-18, recommending approval of the Tentative Subdivision Map, subject to certain conditions, for property consisting of Assessors' Parcel Numbers 133-001-001, 133-001-057, 133-001-060 and 132-02-038, within District H within the RiverPark Specific Plan area; and

WHEREAS, the City Council finds that the Tentative Subdivision Map complies with all requirements of the Subdivision Map Act and the Oxnard City Code; and

WHEREAS, the City Council finds that the Tentative Subdivision Map and the design and improvement of the proposed development are consistent with the General Plan and the RiverPark Specific Plan; and

WHEREAS, the City Council finds that the proposed site is suitable for the type and density of development requested and the development will not cause substantial environmental damage, serious public health problems or conflict with any public utility or service easements; 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 buildout of the 701 acre specific plan site; and

000073

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 City Council certifies that the final environmental impact report was presented to the City Council and that the City Council reviewed and considered the information contained in the final environmental impact report before adopting this resolution.

NOW, THEREFORE, the City Council of the City of Oxnard does hereby resolve to approve Planning & Zoning Permit No. 06-300-19 (Tentative Subdivision Map) subject to the conditions set forth in Planning Commission Resolution No. 2007-18, on file in the Planning and Environmental Services Division, and incorporated herein by reference.

PASSED AND ADOPTED this 17th day of July, 2007, by the following vote:

AYES:

NOES:

ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:


Gary L. Gillig, City Attorney

000074

ATTACHMENT 5
PAGE 2 OF 2