



Meeting Date: 11/25/08

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: <sup>LW</sup> Linda Windsor, Associate Planner

Agenda Item No. I-3

Reviewed By: City Manager

City Attorney

Finance

Other NA

**DATE:** November 25, 2008

**TO:** City Council

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

**SUBJECT:** Planning & Zoning Permit No. 06-300-19 (Final Map for Phases 1, 2 & 3 of Tract No. 5644), within the RiverPark Specific Plan Area. Filed by RiverPark Legacy, LLC.

**RECOMMENDATION**

That City Council adopt a resolution approving Planning and Zoning Permit No. 06-300-19 (Final Map) for Phases 1, 2 & 3 of Tract No. 5644, located north of Owens River Drive and east of the Santa Clara River within 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 for Tract No. 5644. The Tentative Subdivision Map includes subdivision of 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 of the *RiverPark Specific Plan*. Crescent Park is 2.72 acres, the open space area included in this tract is 1.95 acres and the City trail (around the detention basins) is 11.4 acres, consistent with the *RiverPark Specific Plan*.

The City Council reviewed and approved with Resolution No. 13,337 the Tentative Subdivision Map for Tract 5644 on July 17, 2007, subject to the conditions set forth in Planning Commission Resolution No. 2007-18.

These Final Maps consists of approximately one-fifth of the entire area of the tentative subdivision map. Specifically, these phases include 54.74 acres (Phases 1, 2 & 3) of the entire 268.5 acres comprising Tract No. 5644 (see Attachment 3). These three phases of the tract include parcels for

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. 5644, Phases 1, 2 and 3  
#2 - Vicinity Map, RiverPark Location Map  
#3 - Reduced Final Subdivision Map No. 5644-1, -2 and -3 (PZ 06-300-19)  
#4 - Verification of Status Forms

Note: Attachment #3 has 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 Friday prior to the Council meeting.

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. 5644-1, -2, AND -3, FOR PROPERTY LOCATED WITHIN THE RIVERPARK SPECIFIC PLAN AREA FILED BY RIVERPARK LEGACY, LLC.

WHEREAS, the Tentative Subdivision Map for Tract No. 5644 (Tentative Map) for property located within the RiverPark Specific Plan area, filed by RiverPark Legacy, LLC, was recommended for approval by Planning Commission Resolution No. 2007-18, and approved by City Council Resolution No. 13,337, subject to certain conditions; and

WHEREAS, the Final Map of Phases 1, 2, and 3 of such subdivision (Tract. 5644-1, -2 & -3) has been submitted, together with the Subdivision Improvement Agreement proposed to be entered into in connection with the subdivision; and

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

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

1. The Final Map for Tract 5644-1, -2 & -3 is approved, subject to the conditions set forth in Planning Commission Resolution No. 2007-18, and City Council Resolution No. 13,337 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 25<sup>th</sup> day of November, 2008, by the following vote:

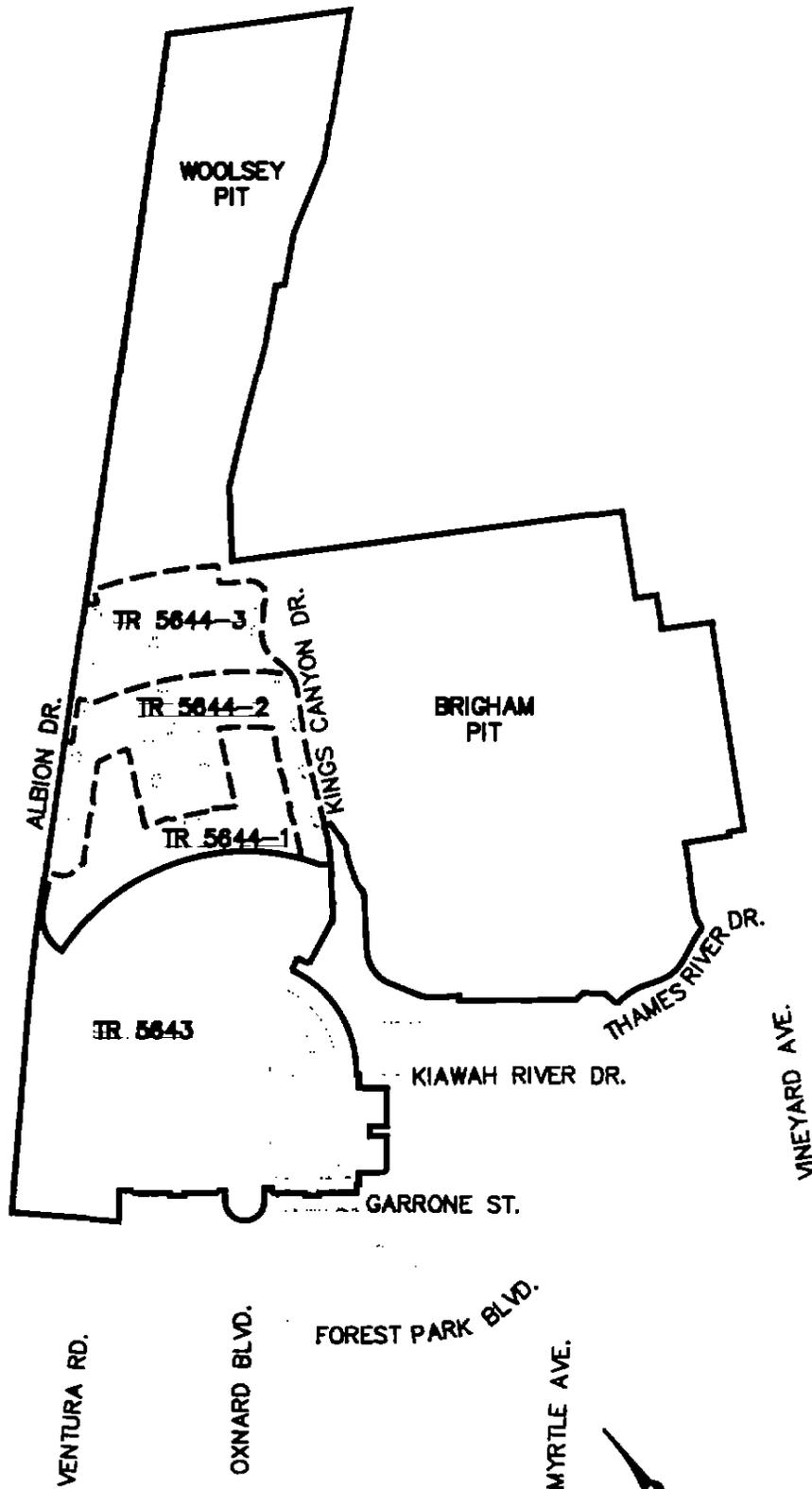
AYES:

NOES:

ABSENT:

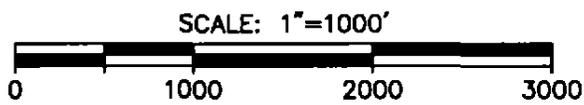
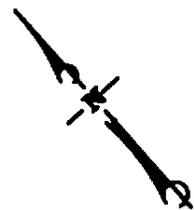
\_\_\_\_\_  
Dr. Thomas E. Holden, Mayor





**Penfield & Smith**  
 Engineering · Surveying · Planning  
 · Construction Management ·

1327 Del Norte Road, Suite 200, Camarillo, CA 93010  
 Phone: (805) 981-0706 Fax: (805) 981-0251  
 11/06/2008



000013



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

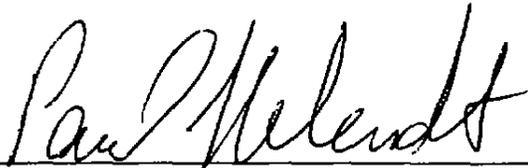
Tract Map 5644-1

Project Location:

(Riverpark) North of Owens River Drive

- 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: 11/7/2008

  
\_\_\_\_\_  
Paul J. Wendt, Supervising Civil Engineer  
Development Services Program



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

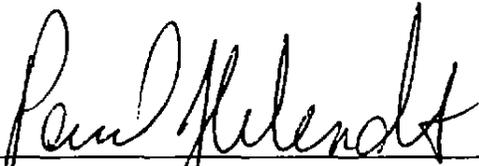
Tract Map 5644-2

Project Location:

(Riverpark) North of Platte Way

- 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: 11/7/2008

  
\_\_\_\_\_  
Paul J. Wendt, Supervising Civil Engineer  
Development Services Program



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

Tract Map 5644-3

Project Location:

(Riverpark) North of Tiber River Way

- 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: 11/7/2008

  
 Paul J. Wendt, Supervising Civil Engineer  
 Development Services Program