



Meeting Date: 12 /13/2011

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 (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: ^{LW} Linda Windsor, Associate Planner

Agenda Item No. **I-9**

Reviewed By: City Manager City Attorney ^{SMF} Finance Other (Specify) _____

DATE: December 5, 2011

TO: City Council

FROM: Susan L. Martin, AICP, Planning Manager Development Services Department

SUBJECT: Planning & Zoning Permit No. 06-300-19 (Final Map for Phase 3A of Tract No. 5644), within the RiverPark Specific Plan Area. Filed by Shea Homes.

RECOMMENDATION

That City Council adopt a resolution approving Planning and Zoning Permit No. 06-300-19 (Final Map) for Phase 3A of Tract No. 5644, located north of Tiber River Way 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 the northwestern portion of the *RiverPark Specific Plan* area.

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

The City Council adopted Resolution No. 13,569 on November 28, 2008, which consisted of the Final Map for Phases 1, 2 and 3 of this subdivision, for a total of 268.5 acres. These phases include approximately one-fifth of the entire area of the tentative subdivision map (see Attachment 3), and include parcels for residential single family homes, private alleys and park space.

On May 5, 2009, the Development Services Director approved Planning and Zoning Permit No. 06-200-16 (Development Design Review permit) for Phases -1, -2 and -3 of this subdivision. This DDR allows construction of the 299 single family detached residences, with associated landscaping, open space, fences, walls, a park (Crescent Park) and public trails.

During the applicant's detailed design and site planning for the lots in Tract 5644-3 (after recordation of the final map), the applicant's engineer determined that approximately half of the lots within Phase 3 of this subdivision were too small to both accommodate the houses approved under the Development Design Review permit and meet the setback requirements. The remaining lots were more than large enough to allow compliance with these standards.

Staff has determined that the most efficient way to remedy this situation is to allow the applicant to refile the Phase 3 Final Map, which reconfigures the lots so that all are large enough to accommodate the approved houses, while meeting RiverPark's and the DDR's approved setback requirements. The number of individual lots, as well as street and park configurations, are identical to those approved as Phase 3 of the previously-approved final map. No additional residential lots would be created above those approved by the Tentative Map of Tract No. 5644, and the land use intensity would not change. Staff has determined the Final Map for Phase 3A is substantially in compliance with Phase 3 of Tract No. 5644, and Phase 3A would replace Phase 3.

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 2030 General Plan.

FINANCIAL IMPACT

None.

- Attachment #1 - Resolution Approving Final Map of Tract No. 5644, Phase 3A
- #2 - Vicinity Map, RiverPark Location Map
- #3 - Reduced Final Subdivision Map No. 5644-3A (PZ 06-300-19)
- #4 - Verification of Status Form

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. 5644-3A, 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) was approved by City Council Resolution No. 13,569 on November 28, 2008, and

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

WHEREAS, the number of residential lots, street configuration, open space area and park area of Final Map of Phase 3A of such subdivision is consistent with the Final Map of Phase 3, 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 5644-3A 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.
5. The Final Map for Tract 5644-3 is hereby superseded and replaced by The Final Map for Tract 5644-3A, 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.

SANTA CLARA RIVER

WOOLSEY PIT

BRIGHAM PIT

TRACT 5644

TRACT 5644

TRACT 5643

TRACT 5537

TRACT 5538

TRACT 5536

OXNARD BLVD

VINEYARD AVENUE

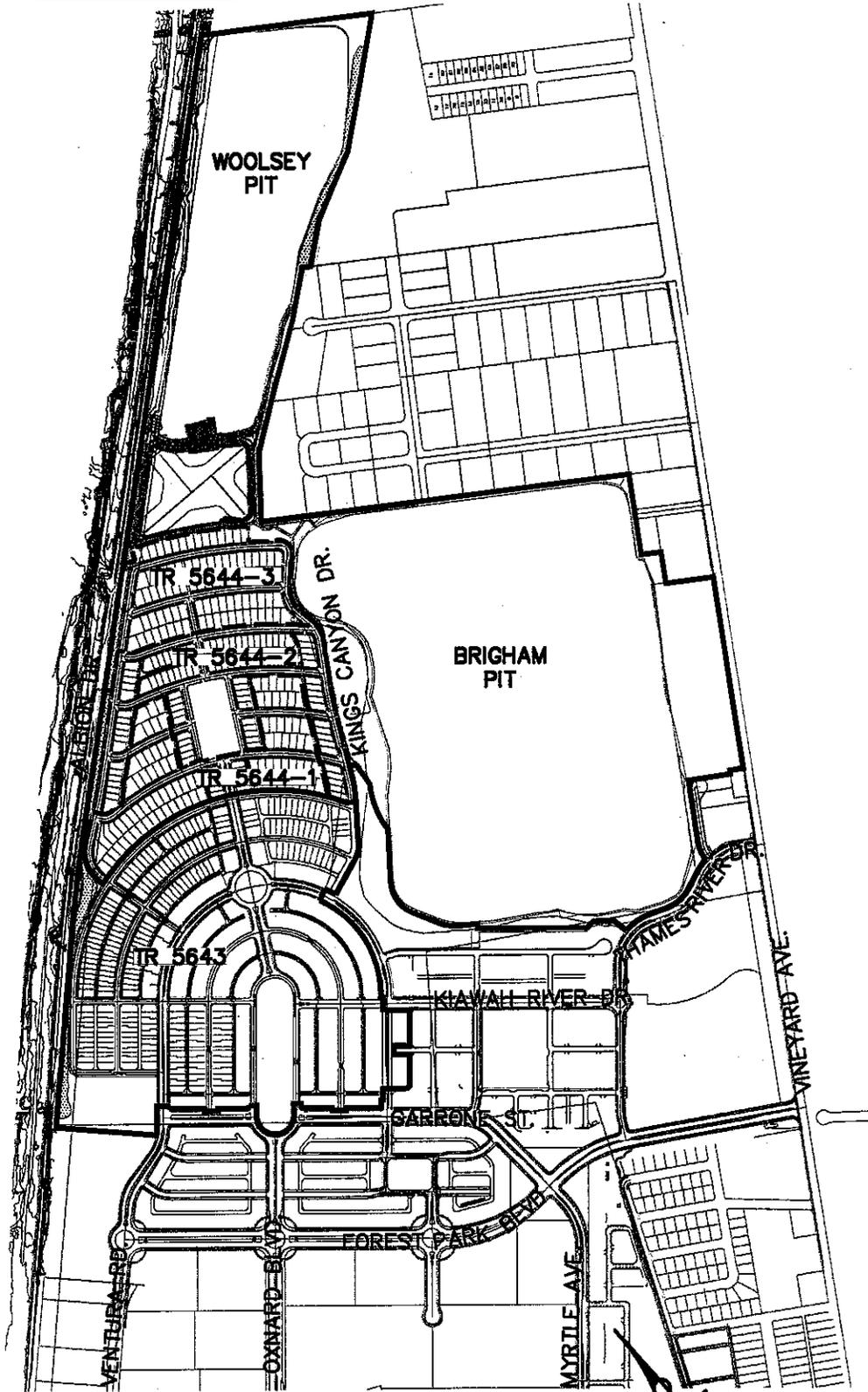
HWY 101

HWY 101

1000' 500' 0' 1000' 2000'

SCALE: 1" = 1000'

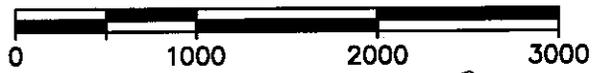




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 11/06/2008

SCALE: 1"=1000'



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN THE CONTROL POINTS OF THE SANITARY MAINS, NO. 12183 AND CONTROL POINT NO. 12184, BEARING N 341° 22' 20" W, DIST. 1,051.1 FEET, RECORD OF SURVEY BKL 31, NS PGS. 83-88.

NOTES

- 1) ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- 2) SEE SHEETS 4 THRU 7 FOR LOT DIMENSIONS.

LEGEND

O.R. OFFICIAL RECORDS BKL BOOK
 S.F.T. SQUARE FEET PG. PAGE
 * INDICATES RADIAL BEARING RS RECORD OF SURVEY

MONUMENT NOTES

2" I.P. TAGGED "P.L.S." OR SPIKE & WAGON STAMPED "P.L.S." MONUMENTS ARE TO BE SET AT THE INTERIOR CORNERS WITHIN 8 MONTHS FROM ACCEPTANCE OF FINAL IMPROVEMENTS, UNLESS OTHERWISE NOTED.
 1" I.P. TAGGED "P.L.S." OR SPIKE & WAGON STAMPED "P.L.S." MONUMENTS ARE TO BE SET AT THE INTERIOR CORNERS AND ALL STREET CENTERLINE POINTS OF CONTROL WITHIN 6 MONTHS FROM ACCEPTANCE OF FINAL IMPROVEMENT, UNLESS OTHERWISE NOTED.

100' WIDE CONDITION OF RESERVATION OF THE VENTURA COUNTY FLOOD CONTROL DISTRICT PER 1874 O.R. 218 AND 2155 O.R. 18

EASEMENT FOR BUSINESS EXPRESS AND PUBLIC UTILITIES GRANTED TO THE CITY OF OXNARD PER TRACT 5644-3 FILED IN BOOK 15A, PAGES 55-61 OF MISCELLANEOUS RECORDS (M.A.F.S.).

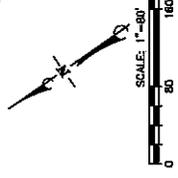


LINE TABLE--SHEET 3

LINE	BEARING	DISTANCE
L1	N 39° 58' 52" W	78.16
L2	N 39° 58' 52" W	45.00
L3	N 39° 58' 52" W	27.71
L4	N 65° 56' 17" W	48.53
L5 *	N 24° 09' 43" E	81.00
L6 *	N 39° 58' 52" E	780.00
L7	N 08° 58' 55" W	88.09

CURVE TABLE--SHEET 3

CURVE	DELTA	RADIUS	LENGTH
C1	172° 28'	2334.00	56.00
C2	30° 23' 20"	70.00	37.13
C3	2° 57' 11"	2856.00	147.08
C4	1° 13' 54"	30.00	15.38
C5	244° 52' 08"	30.00	15.38
C7	53° 52' 28"	172.00	161.73
C8	151° 7' 35"	228.00	60.88

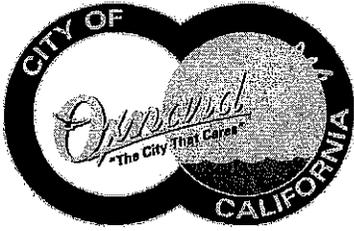


TRACT No. 5644-3A
BEING A MERGER AND RESUBDIVISION OF
TRACT No. 6644-3
169 M.C.R. 65-81

SEE SHEET 5
 SEE SHEET 6
 SEE SHEET 7
 SEE SHEET 4

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

Tract/Parcel Map

Project Location:

TRACT 5644-03A

- 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: 11/23/11


 Clara Magaña
 Development Services Program

ATTACHMENT 4
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