

3.0 PROJECT DESCRIPTION

INTRODUCTION

The purpose of the Project Description is to describe the project in a meaningful way to the public, reviewing agencies, and decision-makers. The CEQA Guidelines require that a Project Description include the following items: (1) a statement of project objectives; (2) a general description of the project's characteristics; and (3) a statement describing the intended uses of the EIR. The CEQA Guidelines state that the Project Description need not be exhaustive, but should provide the level of detail needed for the evaluation and review of potential environmental impacts.

The Project Description is the starting point for all environmental analysis required by CEQA. Section 15146 of the CEQA Guidelines requires that the level of detail in an EIR should correspond to the level of detail known about the project being evaluated. The following Project Description serves as the basis for the technical analysis contained in this Draft EIR.

PROJECT OBJECTIVES

The City of Oxnard and the project applicant, RiverPark Development, LLC, have identified the following objectives for the RiverPark Specific Plan in response to existing physical, environmental, demographic and market conditions:

- Create a distinctive community with a strong and inherent “sense of place”;
- Provide for development of a balanced community with a diverse mix of land uses within the City's City Urban Restriction Boundary (CURB);
- Provide a character and quality of housing consistent with the existing character of the area and complementary with the overall range of housing opportunities provided by the City's 2020 General Plan;
- Promote the redevelopment of the RiverPark Area ‘A’ consistent with the goals of the Oxnard Community Development Commission's (CDC) Historic Enhancement and Revitalization of Oxnard (HERO) Redevelopment Project;
- Reclaim the existing sand and gravel mine site in RiverPark Area ‘B’ to provide additional housing opportunities in the City;

- Reclaim the existing mine pits in RiverPark Area 'B' in a manner that protects surface and groundwater quality and creates compatibility with existing and planned surrounding land uses;
- Enhance groundwater quantity and quality in the Oxnard Aquifer System by making the reclaimed mine pits available for incorporation into United Water Conservation District's groundwater recharge system.
- Provide a planning vision and guidelines for development of the RiverPark community;
- Encourage the development of a compact, cohesive community consisting of residential, commercial, open space, and public facilities connected by a coherent network of interconnected streets;
- Create a community that is compatible with the Santa Clara River by providing additional native vegetation within the Specific Plan Area to complement the natural habitat in the river and providing for connections to the regional trail planned along the river;
- Integrate public transit into neighborhoods and surrounding community;
- Provide strong pedestrian connections between land uses and provide a harmonious variety of housing choices and institutional activities.

PROJECT TECHNICAL, ENVIRONMENTAL AND ECONOMIC CHARACTERISTICS

The applicant, RiverPark Development, LLC, is requesting adoption of the proposed RiverPark Specific Plan by the City of Oxnard. The applicant is also requesting that the City approve several other related actions and enter into certain agreements necessary to implement the proposed Specific Plan. These related actions include: 1) Approval of a new Mining Reclamation Plan for the existing sand and gravel mine located within the proposed Specific Plan Area; 2) Approval of a General Plan Amendment consisting of changes to the 2020 General Plan Land Use Map designations for the project area and changes to the text of the Land Use and Open Space and Conservation Elements of the General Plan; 3) Pre-zoning of the portion of the proposed Specific Plan Area not currently located within the City of Oxnard and a Zone Change for the portion currently within the City; 4) Approval of a change to the City's existing zoning ordinance concerning the location of multiplex theater complexes; 5) Approval of a Master Tentative Tract Map for the Specific Plan Area; 6) Approval of a Development Agreement and 7) Initiation of annexation of RiverPark Area 'B' to the City of Oxnard. The City of Oxnard has the principal responsibility for approving this proposed project and, for this reason, is serving as the "Lead Agency" as defined by CEQA, and is responsible for the preparation of this EIR.

Other public agencies are responsible for approving various actions necessary to implement this project. These agencies are referred to as “Responsible Agencies” by CEQA. The City of Oxnard Community Development Commission (CDC) would be responsible for approving an amendment to an existing Owner Participation Agreement (OPA) for RiverPark Area ‘A’, which is located within the CDC’s HERO Redevelopment Area. The Ventura County Local Agency Formation Commission (LAFCO) is responsible for approving the annexation of RiverPark Area ‘B’ to the City of Oxnard. As part of the annexation process, the Metropolitan Water District of California and the Calleguas Municipal Water District would also need to approve the annexation of RiverPark Area ‘B’ into their service districts. A description of the proposed Specific Plan and these related actions is presented below. In this EIR, the term “RiverPark Project” is used to refer to all of these actions together, which constitute the “Project” as defined by CEQA and as assessed in this Draft EIR.

RiverPark Specific Plan

The RiverPark Specific Plan is proposed to provide the City of Oxnard with a comprehensive planning program to govern the orderly development of a new mixed-use community within the 701-acre Specific Plan Area. The adoption of specific plans is authorized by Section 65450 of the State Government Code, which states that specific plans may be prepared to provide for the systematic implementation of the general plan for all or part of the area covered by the general plan. Once adopted, the RiverPark Specific Plan would supersede and replace the existing Oxnard Town Center Specific Plan.

Section 65451 of the Government Code requires that a specific plan include a text and a diagram or diagrams that specify all of the following in detail:

- (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

The Government Code also permits a specific plan to address any other subjects as determined to be necessary or desirable for implementation of a jurisdiction’s general plan.

The proposed RiverPark Specific Plan is organized into the following eight sections addressing the requirements set by the Government Code:

1. Introduction
2. Land Use Master Plan
3. Commercial Land Use Master Plan
4. Residential Land Use Master Plan
5. Landscape Master Plan
6. Infrastructure Master Plan
7. Specific Plan Implementation
8. Glossary

The RiverPark Specific Plan is proposed to guide the development and use of the land within the Specific Plan Area. The RiverPark Specific Plan would permit the development of an integrated mixed-use community consisting of open space, residential, commercial, and public facilities uses. The community design of RiverPark follows the design principles of the 'New Urbanism' and 'Smart Growth' movements, which emphasize the importance of mixed land uses, communities scaled for pedestrian movement, limiting automobile usage and the importance of physical design in creating communities that people want to live, work, and shop in. Accordingly, the RiverPark community is designed as a diverse, environmentally-conscious mixed-use and pedestrian-oriented community with a complete range of facilities for living, learning, working, entertainment, and recreation. It is intended to create a strong sense of community and place.

Land Use Concept

Figure 3.0-1 presents a conceptual diagram showing the general location of the proposed land uses and the major open space and circulation corridors that organize and link these land uses. The RiverPark community would be made up of four basic land uses: (1) the commercial area proposed within the southern portion of the Specific Plan Area; (2) the residential neighborhoods proposed to the north and east of the commercial areas; (3) the open space area proposed in the northern portion of the Specific Plan Area; and (4) public facilities. These land use areas would be linked and unified by a landscaped pedestrian, bicycle, and vehicular circulation system.

As shown in this diagram, connections are proposed to the existing major arterial road network in Oxnard at five points. These connections will provide direct access from the Ventura Freeway, from Ventura Road, and from Vineyard Avenue. Primary access to the commercial areas of the project will be provided by extending Oxnard Boulevard north from the Oxnard Boulevard Interchange with the Ventura Freeway. Secondary access to the commercial areas will be provided by Ventura Road and Myrtle Street. As discussed in **Section 2.0, Environmental Setting**, this new interchange will be

Figure 3.0-1
Land Use Concept Diagram

constructed as part of the Caltrans State Route 101 Improvement Project. Access from south of the freeway to the Specific Plan Area is currently provided by Ventura Road. A new street, to be named Santa Clara River Boulevard, would extend east from Ventura Road to Vineyard Avenue. Access from Vineyard Avenue would also be provided by the proposed extension of Myrtle Street into the Specific Plan Area. Myrtle Avenue would extend west and then north to Santa Clara River Boulevard. Access to the residential neighborhoods would also be provided from Vineyard Avenue at Northpark Drive. One existing street in the proposed Specific Plan Area, El Rio Drive, which currently connects Colonia Avenue to Town Center Drive, would be abandoned at the time the facilities in the existing Ventura County El Rio Maintenance Yard are relocated.

Figures 3.0-2 presents an illustrative plan of the RiverPark Community as planned and **Figures 3.0-3** and **3.0-4** present three dimensional aerial perspective views of the community. **Figure 3.0-3** presents a view of the project from the south showing the commercial uses north of the Ventura Freeway and the residential uses to the north and east of the commercial areas. **Figure 3.0-4** presents a view from the north of the planned residential neighborhoods with the commercial areas to the south.

The RiverPark Community would include several residential neighborhoods, served by parks, neighborhood-oriented commercial uses, and a system of sidewalks and trails designed to reinforce and encourage pedestrian movement while also accommodating automobiles. The design intent is to create a series of distinctive residential neighborhoods focused on parks, schools and open space features. Each residential neighborhood will have its own character made up of varying densities, housing types, styles, and character. The Specific Plan would create three residential density categories allowing development of a variety of residential uses unit types including Single-Family Detached Homes, Townhouses, Apartments, and Live-Work units in selected locations in residential neighborhoods and commercial areas.

As proposed, RiverPark Area 'A' includes a diverse range of commercial uses that would meet the local needs of RiverPark residents as well as serve regional patrons. The major retail and entertainment facilities are located adjacent to the Ventura Freeway to appeal to regional as well as local markets. A central community plaza, the Town Square, is planned as the focus of this area, which would support a diverse mix of lifestyle and neighborhood-serving retail and restaurants. An adjacent retail area, the Food and Wine Marketplace, is planned as a themed retail/exposition area highlighting agricultural products from the Oxnard and Ventura areas. Anchoring the Town Square on the west will be an adjacent 600-room hotel and convention center, and office uses. Retail commercial and office uses are also proposed at the southeast and southwest corners of the Specific Plan Area.

Open Space and Landscape Design

The open space network, including streets and parks, is given equal importance to the commercial and residential uses. The internal street system would contain extensively landscaped parkways, medians, entry monuments, and landscaped open spaces designed to create a comfortable microclimate and an attractive and comfortable environment encouraging people to walk, play and recreate outdoors. Landscaped parks and other open spaces are the focal points of each residential neighborhood. Landscaped trails would also border the reclaimed mine pits.

The Community Landscape Master Plan included in the proposed Specific Plan is intended to establish identities of place, provide a unified appearance along street frontages, reinforce the street hierarchy, and provide additional native habitat that complements and enhances the Santa Clara River Corridor. **Figure 3.0-5** presents the Community Landscape Master Plan from the proposed Specific Plan. Open space within the Specific Plan Area has been designed to buffer neighboring land uses and communities, provide active and passive open space within the community, and enhance natural habitat values by replanting disturbed areas with native vegetation.

The Landscape Master Plan provides designs for streets, parks and buffer areas and provides site landscape guidelines and standards for individual building sites, surface parking areas, service and loading areas design guidelines, wall and fences, paving design, plant material, landscape maintenance, and exterior lighting. A visually unique character will be created along Santa Clara River Boulevard and Oxnard Boulevard to the north of Santa Clara River Boulevard by having landscaped traffic circles and parks located within the streets. As shown in **Figure 3.0-5**, Santa Clara River Boulevard will contain traffic circles at its intersections with Ventura Road, Oxnard Boulevard and RiverPark Avenue. Between Myrtle Street and Ventura Road, Santa Clara River Boulevard will also contain a grass drainage swale in its median. In addition, all four corners of the intersection of Santa Clara River Boulevard with Myrtle Street/Southpark Avenue will consist of landscaped areas. Travelling north from Santa Clara River Boulevard, Oxnard Boulevard will split around a large central park space located between Southpark and Northpark Drives, contain a landscaped traffic circle at the intersection with Riverpark Avenue and split around a neighborhood park at its north end.

As shown, the Community Landscape Master Plan defines a landscaped edge along the Ventura Freeway. In addition, a landscaped buffer is proposed along the boundary of the Specific Plan Area between the existing El Rio West Neighborhood and Santa Clara River Boulevard. This proposed buffer is fifty feet in width and would contain an eight-foot parkway along Ventura Road and a six-foot sidewalk and thirty-six feet of landscaping along the existing neighborhood. This landscape edge will be bermed and landscaped with a dense planting of evergreen trees and shrubs. A landscape buffer is also planned along the western edge of the El Rio West neighborhood. This buffer would include a

Figure 3.0-2
Illustrative Plan

Figure 3.0-3
Conceptual Oblique View Looking South

Figure 3.0-4
Conceptual Oblique View Looking South

Figure 3.0-5
Community Landscape Master Plan

five-foot wide landscaped area and a twenty-five foot wide parkway landscaped with evergreen and flowering canopy trees.

Open space areas within the community are planned in the residential and commercial portions of the project. As shown in **Figure 3.0-5**, three neighborhood parks are distributed throughout the residential neighborhoods. These neighborhood parks have been planned to serve the residents of the planned new neighborhoods. The southernmost park is also planned to serve the residents of the existing El Rio West neighborhood.

Playfields for organized sports league activities, such as baseball and soccer, will be provided as part of the planned school complex proposed immediately west of Vineyard Avenue and north of Santa Clara River Boulevard. These fields will be made available for use by the City of Oxnard Parks and Recreation Department through a joint use agreement with the Rio School District. The open space areas in the commercial portion of the project will be more formal in design and are not planned for active recreation use. Landscaped open spaces are also planned at key intersections throughout the community.

A trail system is also planned around the reclaimed mine pits and through the residential community as shown in **Figure 3.0-6**. This trail system is designed to allow for connection to a future regional trail planned outside of the Specific Plan Area along the existing Santa Clara River levee. In addition, this system of trails has been designed to complement the full system of sidewalks planned throughout RiverPark. This system of sidewalks is also shown on **Figure 3.0-6**. The trail and sidewalk system has been planned to support pedestrian travel throughout the community. **Figure 3.0-7** illustrates typical walking distances within the RiverPark community. As shown, the compact nature of the land use plan and the integrated pedestrian system will result in 1/4 to 1/2 mile walking distances from the residential neighborhoods to most of the retail commercial, service and entertainment areas. Providing this mix of land uses within a 4 to 12 minute walking distance is a feature of the proposed project that is intended to reduce vehicle trips.

The Landscape Master Plan includes native revegetation along the western edge of the Specific Plan Area and around the edges of the reclaimed mine pits. A linear landscaped riparian edge, composed of native vegetation communities, is proposed along the western edge of the Specific Plan Area in RiverPark Area 'B'. The goal of this native landscape edge is to create a multi-layered habitat that utilizes native vegetation communities to attract and support a wide range of wildlife species, especially birds. Selected tree species, including Fremont Cottonwoods (*Populus fremontii*), black cottonwoods (*Populus balsamifera* ssp. *trichocarpa*), red willow (*Salix laevigata*) and native sycamores (*Platanus* spp.), are proposed to provide cavities and foraging habitat for the many species associated with cottonwood-willow woodlands. These woodlands will add a type of native habitat

not presently found along this part of the Santa Clara River. After the slopes of the mine pits are reconfigured and stabilized they will be planted with native species after the slopes are stabilized as called for in the proposed Mine Reclamation Plan discussed below.

Permitted Land Uses

A summary of the maximum amount of the different land uses that would be permitted by the proposed RiverPark Specific Plan is presented in **Table 3.0-1**. As shown in **Table 3.0-1**, approximately 38 percent (266 acres) of the 701-acre Specific Plan Area would remain in open space uses, 35 percent (244 acres) would contain residential uses, 21 percent (147 acres) would contain commercial uses, and 6 percent (44 acres) would contain public facilities. A description of the permitted uses is provided following this table.

**Table 3.0-1
RiverPark Specific Plan Summary of Proposed Land Uses**

Land Use	Acres	Percent of Total Acres	Amount of Proposed Development
Open Space			
Water Storage & Recharge Basins	163		
Parks and Landscape Areas	86		
Water Quality Control Basins/Trails	17		
Subtotal	266	38%	
Residential			
Low Medium Density (6-9 D.U./Acre)	75		463 Units
Medium Density (9-15 D.U./Acre)	99		1,014 Units
High Density (15-20 D.U./Acre)	70		1,328 Units
Subtotal	244	35%	2,805 Units
Commercial			
Retail & Entertainment	69		935,000 sq. ft.
Commercial Office	40		580,000 sq. ft.
Convention Center & Hotel	16		510,000 sq. ft.
Regional Retail Commercial	22		390,000 sq. ft.
Ground Floor Commercial and/or Live-Work Space in Residential Bldgs.	N/A		70,000 sq. ft.
Subtotal	147	21%	2,485,000 sq. ft.
Public Facilities			
Schools and Community Playfields	41		
Public Facilities (Fire Stations)	3		
Subtotal	44	6%	
TOTAL	701	100%	

Figure 3.0-6
Trail and Sidewalk System

Figure 3.0-7
Pedestrian Travel Distance

Open Space Uses

Permitted open space uses include the neighborhood park space, landscape buffers, and trails discussed above. The water quality system included in the Specific Plan, and described further below, is planned as part of the network of open spaces. This system consists of water quality control detention basins and dry swales designed to clean storm runoff.

The reclaimed mine pits would remain as open space. The proposed Specific Plan designates the reclaimed mine pits for use as water storage and recharge basins and allows the pits to be used by the United Water Conservation District (UWCD) as water storage and recharge basins at some future date. As discussed in **Section, 2.0 Environmental Setting**, UWCD manages groundwater and delivers water to cities and agricultural uses within a large part of Ventura County. The Freeman Diversion project was constructed in 1991 by UWCD to divert water from the Santa Clara River for groundwater recharge and agricultural use. UWCD currently operates spreading grounds to the north of this project site in Satcoy and to the east of the site in El Rio. Since completion of the Freeman Diversion project, UWCD has purchased one existing mine pit, the Noble Pit, located to the northeast of the site, and incorporated this pit into its system of recharge facilities.

The District's current ability to recharge the local aquifer system is limited after about four weeks of precipitation in wet years due to the limited capacity of the existing spreading grounds. In addition, UWCD does not divert water from the river immediately after a storm due to the high level of silt. As a result, UWCD is not able to divert the full amount of water from Santa Clara River to which it is currently entitled. UWCD has expressed interest in using the existing mine pits within the Specific Plan Area, after implementation of the proposed reclamation plan, for the storage of water diverted from the Santa Clara River at the Freeman Diversion structure. Water stored in the pits would be allowed to infiltrate in the basins to recharge the aquifer or transferred to other UWCD facilities for recharge or delivery to customers for use. UWCD will need to prepare engineering and environmental studies and secure funding before the mine pits could be used for this purpose. At this time, UWCD has not secured funding for design, construction or operation of the mine pits for this purpose and no schedule has been determined for these future actions by UWCD.

Residential Uses

The proposed Specific Plan would create three residential land use categories and allow development of up to a maximum of 2,805 residential units. As shown in **Table 3.0-1**, the Low-Medium Density residential designation would allow development of up to 463 units on 75 acres at densities of 6 to 9 dwelling units per acre. The Medium Density residential designation would allow development of up to 1,014 units on 99 acres at densities of 9 to 15 dwelling units per acre. The High Density category would

allow development of up to 1,328 units on 70 acres at densities of 15 to 20 units to the acre. The different densities of residential uses proposed are distributed throughout the community. Generally, the higher densities are located closer to the planned commercial uses.

The RiverPark Specific Plan includes an Affordable Housing Program that responds to existing requirements for affordable housing. State redevelopment law requires that 15 percent of new and rehabilitated dwelling units in the HERO Redevelopment Project Area developed by private parties and public entities other than the Oxnard's Community Development Commission be affordable to households of low and moderate income. In addition, the City of Oxnard has an adopted affordable housing ordinance. This requires that 10 percent of all dwellings built within a project be affordable or, if applicable, that in-lieu fee be paid. The City's ordinance further requires that 33 percent of these affordable units be made available to very low-income households with the balance affordable to low-income households.

In response to these requirements, the RiverPark Specific Plan would require 15 percent of the total number of housing units built under the Specific Plan to be affordable to low and very low-income households. More specifically, 5 percent of the total number of housing units built will be affordable to very low-income households and 10 percent will be affordable to low-income households. If all 2,805 residential units allowed by the proposed Specific Plan are built, 421 affordable housing units would be required. The affordable program in the RiverPark Specific Plan also includes standards for the location of affordable housing to ensure distribution of affordable housing units throughout the community.

Based upon average household sizes for the type of units that would be allowed by the Specific Plan and the anticipated sales prices of these units,¹ the additional population associated with the 2,805 units proposed would be approximately 7,220.

Commercial Uses

Commercial uses permitted by the Specific Plan include retail commercial and entertainment uses, commercial office space, a hotel and convention center, regionally oriented retail commercial uses and commercial space in the ground floor of residential buildings in selected locations in the community. The Specific Plan would permit development of up to 2.485 million square feet of these commercial uses. As shown in **Table 3.0-1**, the proposed Specific Plan would allow development of a maximum of 935,000 square feet of retail and entertainment uses; 580,000 square feet of office development; a 510,000 square foot convention center and associated hotel, 390,000 square feet of regionally oriented commercial space

¹ Urban Futures, Inc.: *RiverPark Specific Plan Proposal Fiscal Impact Analysis*. November 2000.

and 70,000 square feet of commercial space on the ground floor of residential buildings along the major streets in the community. This ground floor space could be used for commercial uses such as retail commercial or office or as live-work space, allowing combined business and residential use.

Public Facilities Uses

The Specific Plan provides two sites for development of school facilities by the Rio School District, including sports fields planned for joint use by the Rio School District and City of Oxnard Parks and Recreation Program. These sites have been planned in cooperation with the Rio School District to accommodate two new elementary and one new intermediate (junior high) school. In addition, a site is provided within the proposed Specific Plan Area for new City of Oxnard and County of Ventura fire stations. The new County station would replace the existing station located in the County El Rio Maintenance Yard. The City and County may establish a joint station on this site in the Specific Plan Area or may build separate stations.

Planning Districts

The RiverPark Specific Plan would create 13 Planning Districts, as shown in **Figure 3.0-8, Conceptual Land Use Plan**, to regulate the location and configuration of the planned land uses. The Land Use Plan shown in **Figure 3.0-8** identifies the general land uses that would be permitted in each Planning District and identifies the major streets serving the Specific Plan Area. Each Planning District has a specific range of permitted and specially permitted land uses, densities, parking requirements, and other development controls. The proposed Planning Districts are defined in the Specific Plan as:

- A. Office District
- B. West Peripheral Commercial District
- C. Convention/Hotel District
- D. Town Square Commercial District
- E. East Peripheral Commercial District
- F. Vineyards Neighborhood District
- G. Village Square Neighborhood District
- H. RiverPark Crescent Neighborhood District
- I. RiverPark Loop Neighborhood District
- J. RiverPark Mews Neighborhood District
- K. Lakeside Neighborhood District
- L. Public Facility District
- M. Water Quality Basin and Storm Water Control District

Table 3.0-2 presents the type and amount of the permitted land uses in each district. A summary of the characteristics of the proposed Planning Districts is provided below.

**Table 3.0-2
RiverPark Draft Specific Plan
Land Use Summary by Planning District**

Planning District	Land Use	Gross Acres (1)	Maximum Commercial (1,000 sq. ft.)	Maximum Residential Units
A — OFFICE DISTRICT (2)				
	Commercial: Office	39.8	580	
	Residential: High	5.0	10	65
	Open Space: Parks	2.1		
	Subtotals	46.9	590	65
B — WEST PERIPHERAL COMMERCIAL DISTRICT				
	Commercial: Regional	13.9	260	
	Subtotals	13.9	260	
C — CONVENTION/HOTEL DISTRICT				
	Commercial: Regional (Convention/Hotel)	16.1	510	
	Open Space: Parks	0.6		
	Subtotals	16.7	510	
D — TOWN SQUARE COMMERCIAL DISTRICT (2)				
	Commercial: Regional (Retail/Entertainment) (3)	69.3	915	
	Residential: High	15.7	20	296
	Open Space: Parks	3.6		
	Open Space: Landscaped Buffer	1.5		
	Subtotals	90.2	935	296
E — EAST PERIPHERAL COMMERCIAL DISTRICT				
	Commercial: Regional	7.5	130	
	Subtotals	7.5	130	
F — VINEYARDS NEIGHBORHOOD DISTRICT				
	Residential: Medium	16.1		200
	Residential: High	12.4		220
	Open Space: Parks	11.1		
	Subtotals	39.6		420
G — VILLAGE SQUARE NEIGHBORHOOD DISTRICT (2)				
	Residential: High	37.4	20	747
	Open Space: Parks	3.0		
	Schools/Community Park (3)	10.2		
	Subtotals	50.6	20	747
H — RIVERPARK CRESCENT NEIGHBORHOOD DISTRICT				
	Residential: Low Medium	75.0		463
	Open Space: Parks	3.3		
	Subtotals	78.3		463
I — RIVERPARK LOOP NEIGHBORHOOD DISTRICT (2)				
	Residential: Medium	50.1	10	480
	Open Space: Parks	10.0		
	Subtotals	60.1	10	480
J — RIVERPARK MEWS NEIGHBORHOOD DISTRICT (2)				
	Residential: Medium	19.4	20	208
	Open Space: Parks	6.4		
	Schools/Community Park (3)	23.1		
	Subtotals	49.0	20	208
K — LAKESIDE NEIGHBORHOOD DISTRICT (2)				
	Residential: Medium	12.9	10	126
	Schools/Community Park (3)	7.5		
	Open Space: Miscellaneous	8.3		
	Detention Basin/Jogging Trails			
	Subtotals	28.7	10	126
L — PUBLIC FACILITY DISTRICT				
	Open Space: Miscellaneous	9.5		
	Detention Basin			
	Public Facilities	3.4		
	Subtotals	12.8		
M — WATER QUALITY BASINS & STORM WATER CONTROL DISTRICT				
	Open Space: Parks	43.5		
	Open Space: Miscellaneous:	163.7		
	Water Storage/Infiltration Basin			
	Subtotals	207.2		
	TOTALS	701.3	2,485	2,805

NOTES:

- (1) "Acres" is measured to center line of bounding streets or project boundary. (2) "Vertical Mixed" uses are permitted in portions of this District.
 (3) "Specially Permitted Uses" are allowed in portions of this area.

Figure 3.0-8
Conceptual Land Use Plan

As shown on **Figure 3.0-8**, the primary streets providing north/south access within the RiverPark Community would consist of Ventura Road, Oxnard Boulevard and Myrtle Street. The primary streets providing east-west access would consist of Santa Clara River Boulevard, Southpark Drive, Northpark Drive and Town Center Drive. Primary access to the residential neighborhoods located to the north of Southpark Drive will be provided by two proposed loop roads, Riverpark Avenue and Crescent Park Drive. Riverpark Avenue, would loop from Ventura Road to Santa Clara River Boulevard, intersecting Oxnard Boulevard, Southpark Drive, and Northpark Drive. Crescent Park Drive would loop from the western to eastern portions of Riverpark Avenue.

As shown in **Figure 3.0-8**, the majority of the proposed commercial uses would be located in Planning Districts A through E along the Ventura Freeway Ventura Road, Oxnard Boulevard, Myrtle Street, Santa Clara River Boulevard and Town Center Drive. Commercial buildings up to five stories in height would be permitted in Planning District A, the Commercial Office District, and Planning District B, the West Peripheral Commercial District. The maximum permitted height in Planning District A would be 70 feet and the maximum height in Planning District B would be 75 feet. In Planning District C, the Convention/Hotel District, a hotel up to 210 feet in height would be allowed. In Planning District D, the Town Square Commercial District, the maximum permitted height is 70 feet. The new residential neighborhoods would be located in Planning Districts F through K. An elementary school site is provided in District G immediately west of Ventura Road. A larger site for a new elementary and intermediate schools is provided in Districts J and K between Santa Clara River Boulevard, Northpark Drive and Vineyard Avenue. Neighborhood parks are provided in Districts F, J and H. A variety of other landscaped open space areas would be distributed throughout the community.

Residential uses are proposed on both sides of Santa Clara River Boulevard to create a residential character for this street located at the transition between the residential uses to the north and the commercial uses to the south. The Specific Plan allows commercial uses or live-work space in the ground floor of residential buildings in select locations in Planning Districts A, D, G, I, J and K. As discussed above, up to 70,000 square feet of this mixed-use space would be allowed. In addition, the Specific Plan would allow certain defined specially permitted uses in Planning Districts D, F, G and J. Additional description is provided below of the type of development allowed in the proposed planning districts.

Planning Districts A through G

Planning Districts A through G, proposed in RiverPark Area 'A', would replace the Oxnard Town Center Specific Plan. As proposed, the Specific Plan would create a planned commercial and entertainment area bordered by residential development in these Planning Districts.

Planning District A, the Office District, located on the western edge of the Specific Plan Area, includes the existing office buildings located on this part of the site and permits the development of additional office buildings. Some mixed-use buildings containing high density residential development and commercial and/or live-work space on the ground floor would be permitted along Santa Clara River Boulevard and Oxnard Boulevard in this district. Planning District C, the Convention/Hotel District, located immediately west of Oxnard Boulevard, would permit development of a hotel and convention center. Planning Districts B and E, located in the southwest and southeast corners of the Specific Plan Area permit the development of additional office space and retail commercial uses.

Planning District D, the Town Square Commercial District, is planned to contain a variety of retail commercial and entertainment uses, including a food and wine marketplace. This district would have the widest variety of commercial uses in buildings organized around public open spaces and streets designed to create a pedestrian oriented main street atmosphere. Mixed-use buildings containing high density residential development and commercial space on the ground floor would be permitted along Santa Clara River Boulevard, Oxnard Boulevard, and Myrtle Street in this district.

The Specific Plan also permits development of a 5,000 seat multi-use ballpark in this district, subject to the approval of a Special Use Permit (SUP) by the City. If the ballpark is developed in this district, the amount of the other permitted commercial uses in this district would be reduced by 80,000 square feet. While development of the ballpark is subject to the approval of a SUP, which would define the specific design and operational characteristics of this facility, the proposed Specific Plan would permit the ballpark facility to be used by a minor league baseball team and be available for other public and entertainment events, such as festivals, fairs, and concerts. The ballpark would also be made available for use by high school and college baseball teams.

As shown in **Figure 3.0-8**, residential uses are proposed in Planning Districts F and G. District F, the Vineyards Neighborhood District, located east of the planned extension of Myrtle Street and west of the existing El Rio West Neighborhood, would contain medium residential development and include a neighborhood park. This park has been planned to serve the residents of the existing and new neighborhoods. Higher density residential development would be permitted in the southern portion of District. The proposed Specific Plan would also permit the development of commercial office space on the portion of District F designated for high density residential development subject to the issuance of a SUP by the City. Planning District G, the Village Square Commercial District, located between Santa Clara River Boulevard and Southpark Drive, permits the development of high density residential uses and includes a site for a new elementary school. If the Rio Elementary School District determines the school site is not needed at some future date, the Specific Plan would allow this site to be developed with residential uses subject to the approval of a SUP by the City. Ground floor commercial and/or live-work space would be allowed in this Planning District along Santa Clara River Boulevard.

Planning Districts H through K

The Specific Plan provides for development of residential neighborhoods in the RiverPark Area 'B' area. Districts H through K would contain lower density neighborhoods, consisting of low medium and medium density residential development. The design intent is to create a series of distinctive neighborhoods, each focused on neighborhood parks or other open space features. The density of residential development in these neighborhoods as proposed is lowest in the north. As shown in **Figure 3.0-8**, Planning District H, the RiverPark Crescent Neighborhood District, would be bordered by open space and include a neighborhood park in the center of the neighborhood. Planning Districts J, the Riverpark Mews Neighborhood District, and K, the Lakeside Neighborhood District, would contain medium density residential development, a neighborhood park, and a site for new elementary and junior high schools. The playfields associated with these school sites would also serve as community playfields, available for use after school hours. If the Rio Elementary School District determines the school site is not needed at some future date, the Specific Plan would allow this site to be developed with residential uses subject to the approval of a SUP by the City. A small amount of first floor commercial and/or live/work space is permitted in selected areas in Planning Districts I, J and K to provide neighborhood serving commercial uses within walking distance of residences in these neighborhoods.

Planning District L: Public Facility District

Planning District L would include the existing detention basin located in this part of the Specific Plan Area and sites for new City of Oxnard and County of Ventura Fire Stations. The new county station would replace the existing fire station currently located in the southern portion of the Specific Plan Area in the County's El Rio Maintenance Yard. The City and County may build a new joint fire station for use by both departments or separate stations within this Planning District. The existing detention basin will be modified and incorporated into the storm drain system designed for the Specific Plan Area as a water control basin.

Planning District M: Water Quality Basin and Storm Water Control District.

This Planning District would contain the reclaimed mine pits and a system of water quality control basins and swales designed to collect and clean up storm runoff. The proposed water quality treatment system includes water quality control basins and a system of swales designed to collect runoff from northern portion of the Specific Plan Area and adjacent areas immediately to the north and east that currently drain into the Specific Plan Area. As previously discussed, after the mine pits have been reclaimed in accordance with the proposed Mine Reclamation Plan, the proposed Specific Plan would

allow the pits to be used for the storage of water by the United Water Conservation District as discussed above.

Infrastructure Master Plans

A brief description of the infrastructure master plans included in the proposed Specific Plan is provided on the following pages.

Circulation Master Plan

The objective of the Circulation Master Plan is to create a safe and efficient circulation system that provides access to all uses within the RiverPark Specific Plan and links appropriately with the surrounding community. **Figure 3.0-9** presents the Roadway Circulation Master Plan. The proposed roadway network is made up of a hierarchy of components, including arterial, collector, and local streets.

As shown in **Figure 3.0-9**, Oxnard Boulevard is designated as a 6-lane primary arterial street between the Oxnard Boulevard/U.S. 101 Interchange and Town Center Drive. Santa Clara River Boulevard, Ventura Road south of Santa Clara River Boulevard, Town Center Drive, and Oxnard Boulevard between Town Center Drive and Santa Clara River Boulevard are designated as 4-lane secondary arterial streets. Myrtle Street, Southpark Drive, Oxnard Boulevard between Santa Clara River Boulevard and Riverpark Avenue, and Riverpark Avenue between Southpark Drive and Santa Clara River Boulevard are designated as 4-lane collector streets. The remaining streets in the community will be 2-lane collector streets.

Provisions for bicycle travel have also been incorporated into the RiverPark Specific Plan on arterial and collector roadways as well as bordering the reclaimed mine pits. The proposed bicycle facilities are shown in **Figure 3.0-10**. On roadways, a 6-foot wide bicycle lane is integrated into the roadway surface area adjacent both curbs. Connections to all existing and proposed adjacent and surrounding bicycle paths will be provided, including linkages to the planned regional trail along the Santa Clara River.

Grading Master Plan

Grading is proposed to provide adequate drainage and remediate existing soil conditions within the Specific Plan Area. A balanced mass grading operation is planned that will result in no import or export of earth materials. Over the entire 701-acre site approximately 10 million cubic yards of earth materials will be graded. The majority of this grading would consist of the excavation and replacement

Figure 3.0-9
Roadway Circulation

Figure 3.0-10
Bicycle Facilities Plan

of earth in RiverPark Area 'B' to stabilize the slopes of the existing mine pits and improve the structural characteristics of the soils in the plant and stockpile areas of the mine site.

The existing topography is generally flat in RiverPark Area 'A'. RiverPark Area 'B' is comprised of the existing sand and gravel mine site, including the three existing mine pits. The land topography in this portion of the site is varied due to the historic mining operations of cutting, filling, and disposal of tailings. RiverPark Area 'B' also contains the existing El Rio Retention Basins 1 and 2. The proposed grading responds to the existing topography by holding street grades to a minimum slope in RiverPark Area 'A' with gravity drainage directed towards the proposed extension of the Stroube Street drain and to the planned drainage detention basins and swales in RiverPark Area 'B'. Existing grades will be maintained where the project joins existing improvements such as the Vineyard Avenue, Ventura Road, Myrtle Street, and Town Center Drive. The planned grade for Oxnard Boulevard has been designed to match the plans for the Oxnard Boulevard Interchange.

In RiverPark Area 'A,' the existing elevations range from approximately 70 to 90 feet. The maximum cut or fill in RiverPark Area 'A' will be about 7 feet with an average of 5 feet of material that will need to be removed and recompacted. Overall, approximately 1.9 million cubic yards of earth materials will be excavated in RiverPark Area 'A'. The resulting grades will be 75 to 90 feet.

In RiverPark Area 'B', approximately 7.8 million cubic yards of earth will be excavated. The majority of this material, approximately 5.95 million yards, will be excavated in the stockpile area of the mine site. Approximately 1.5 million cubic yards will be excavated in the plant area of the mine site. The majority of the material excavated from the stockpile and plant areas will be replaced where excavated to improve the structural characteristics of the soils. The existing land bridge separating the Brigham and Small Woolsey Pits and the peninsula of fill material that presently extends into the Small Woolsey Pit from the east, consisting of approximately 0.35 million cubic yards of material, would also be excavated. Excavation of the existing slopes of the pits would involve 0.6 million cubic yards, some of which would be used as fill for slope remediation. The majority of this material will be replaced where excavated to improve the structural characteristics of the soils. El Rio Retention Basin No. 2 will also be filled. The existing elevations vary from approximately 70 to 115 feet in RiverPark Area 'B'. After grading, the elevations will vary from 80 to 100 feet. In order to create the planned grades some material will be relocated between areas in RiverPark Areas 'A' and 'B'.

Water Master Plan

A series of 12-inch water transmission lines is planned in major streets to provide water service throughout the Specific Plan Area. These new water mains would connect to existing 12-inch water

transmission lines in Vineyard Avenue and Myrtle Street and to an existing 18-inch water transmission line in Ventura Road and Town Center Drive.

Sewer Master Plan

The proposed sewer master plan improvements consist of a series of 8-inch to 18-inch sewer main lines in major streets within the Specific Plan Area connecting to an existing 21-inch sewer line located just north of the Ventura Freeway. An existing sewer pump station located near Town Center Drive will be relocated to accommodate planned street realignments and improvements while a new lift station is planned in RiverPark Area 'B'.

Drainage and Storm Water Quality Treatment Master Plan

Stormwater flows generated within the RiverPark Specific Plan Area and those generated from off-site areas that drain to the Specific Plan Area will be treated by passing through a system of water quality basins and/or dry grassy swales, before being discharged to the Santa Clara River through existing drain outlets, or the mine pits, depending upon the magnitude of the rainfall event and location of the individual drainage area.

There are four drainage areas that will be served by this system, consisting of the proposed residential and commercial areas within the Specific Plan Area, the off-site industrial areas to the north of the proposed Specific Plan Area that presently drain to the mine pits, and the off-site agricultural area to the east of Specific Plan Area that presently drains to El Rio Retention Basins 1 and 2. These areas are illustrated in **Figure 3.0-11** and described below.

Drainage Area 1:	The portion of RiverPark Area 'A' located south of Santa Clara River Boulevard;
Drainage Area 2a:	The western portion of RiverPark Area 'B' and the northwestern portion of RiverPark Area 'A';
Drainage Area 2b:	The eastern portion of RiverPark Area 'B';
Drainage Area 3a:	The Beedy Street Industrial area;
Drainage Area 3b:	The Montgomery/Lambert Industrial Area
Drainage Area 4:	The agricultural area to the east of Vineyard Ave and north of the El Rio Community and the small industrial area on Carnegie Street.

Individual systems are proposed to convey and treat runoff from each of these four drainage areas. This system includes dry swales, water quality detention basins, and "Best Management Practices" mechanical treatment features designed into the storm drain system. The dry swales will be grass lined channels overlying a permeable soil layer. The detention basins will be lined with a low permeability

Figure 3.0-11
Proposed Stormwater Quality Treatment System

or impermeable material. This system has been designed to provide greater treatment of runoff from smaller storm events that will contain the greatest concentration of pollutants.

As shown on **Figure 3.0-11**, three water quality detention basins are proposed to treat runoff. The North Detention Basin will collect runoff from the off-site industrial areas. Runoff from Drainage Area 3a will be collected in a dry swale and then conveyed to the North Detention Basin through a storm drain. Drainage Area 3b will be collected in storm drains and conveyed to the North Detention Basin. The East Detention Basin will collect flows from the off-site agricultural area. A dry swale located to the east in Vineyard Avenue in an existing Ventura Flood Control District easement will provide pre-treatment of runoff from the off-site agricultural area before this runoff enters the East Detention Basin. The South Detention Basin will collect runoff from the proposed residential area located east of Oxnard Boulevard. A dry swale will also be used to convey and treat runoff from the residential area before this runoff enters the South Detention Basin. These water quality detention basins have the capacity to hold and treat runoff from a 10-year storm event. Runoff from storms greater than a 10-year frequency storm will overflow into the existing mine pits. The North Detention Basin will overflow into the Large Woolsey Water Storage/Recharge Basin and the East and South Detention Basins will overflow into the Brigham-Vickers Water Storage/Recharge Basin.

Runoff from the other portions of the Specific Plan Area will be collected in new storm drains proposed in RiverPark Area 'A' connecting to the existing Stroube Street Drain. A new storm drain in Santa Clara River Boulevard will extend from Vineyard Avenue to the existing drain in Ventura Road. The existing drain in Ventura Road connects to the Stroube Street Drain. The Santa Clara River Boulevard drain has been aligned and sized to collect runoff from the northern portion of the El Rio Residential Community to the east of Vineyard Avenue. A dry swale in the median of Santa Clara River Boulevard between Myrtle Street and Ventura Road will treat runoff before it enters the storm drain.

A second storm drain in RiverPark Area 'A' will extend from the current end of the Stroube Street Drain to Stroube Street. Catch basin inserts and manhole-accessible centrifugal separator units are planned in this and other storm drains to clean runoff.

The proposed facilities comply with the Ventura County Municipal Storm Water NPDES permit. Attachment A to the Ventura Countywide Stormwater Quality Urban Impact Mitigation Plan ("SQUIMP") includes a list of Best Management Practices (BMP's) that are considered effective to minimize pollutants of concern. The water quality detention basins and dry swales, as included in this design, are listed as appropriate BMP's. The 10-year storm event capacity of the proposed storm water quality treatment system is substantially greater than the 0.75 inch rain event identified as the design standard in the Ventura County SQUIMP.

Electrical Service Master Plan

The proposed onsite electrical infrastructure will be connected to the existing 16 kV Saticoy line, which runs above ground along the Ventura Freeway, and the existing 16 kV Buckaroo line that runs above ground along the northeastern border of the Specific Plan site parallel to Montgomery Avenue. From the points of connection, two 16 kV underground electrical lines will be routed through the site, dividing the site in two separate services. Switchyards will be located throughout the site to transform the 16 kV distribution voltage to the utilization voltage.

Natural Gas Service Master Plan

The proposed onsite gas infrastructure will be connected at four points to three existing gas lines in the area: a 4-inch high pressure natural gas line running along Vineyard Avenue, a 4-inch line along the Ventura Freeway and 4-inch line along Carnegie Street and along the northeastern border of the Specific Plan site parallel to Montgomery Avenue. From the four points of connection, high pressure mains with diameters of two or three inches will route gas underneath the internal streets. Connecting to the mains will be medium pressure gas runouts with two-inch diameter lines that would deliver gas to individual buildings.

Phasing

The RiverPark Specific Plan includes an infrastructure phasing plan designed to support the development of the permitted land uses. This plan, shown in **Figure 3.0-12**, defines two phases of the primary infrastructure that would be built.

Phase One, would provide the basic infrastructure needed to link the RiverPark Specific Plan Area to the City of Oxnard and to support anticipated residential, commercial and office development within RiverPark Area A during the initial years of development. Phase One infrastructure would provide the major roads and utilities. Oxnard Boulevard, Myrtle Street and Santa Clara River Boulevard would be built in Phase One to connect the Specific Plan Area to Ventura Road, Oxnard Boulevard, and Vineyard Avenue. In addition, the grading necessary to implement the proposed Reclamation Plan for the mine site RiverPark Area 'B' would be completed as part of Phase One along with the filling of the existing El Rio Detention Basin No. 2. All other grading as needed to install the planned roadways and associated utilities in RiverPark Area 'A' would also be completed. All of the proposed water quality treatment system, consisting of water quality control basins, dry swales and related facilities would also be built as part of Phase One.

Figure 3.0-12
Infrastructure Phasing

Phase Two would complete the infrastructure needed to support development in the remainder of the Specific Plan Area. Oxnard Boulevard would be extended north. RiverPark Avenue would be built, Northpark Avenue would be built between Vineyard Avenue and Oxnard Boulevard and Southpark Avenue would be built between Santa Clara River Boulevard and Oxnard Boulevard. Other streets would also be built in RiverPark Area 'A'.

Roads, sidewalks, utilities, and landscaping not incorporated in Phases One and Two would be constructed with individual development projects built under the Specific Plan.

Construction of the Phase One site improvements and the mass grading of the Specific Plan Area will take approximately one year. Once the primary infrastructure systems are built, the Specific Plan would allow development of any of the permitted land uses. The applicant's current objective is to complete the construction of the Phase One site improvements by the third quarter of 2002 with the first occupancy of residences or commercial buildings in 2003. The Phase Two site improvements would be built when there is market demand for the property served by these improvements. It is anticipated that the community would take between 12 and 15 years to be fully built, depending on economic conditions. For purposes of analysis in this EIR, it is assumed that the Specific Plan Area would be fully developed by the year 2020.

The street system has been designed to allow the major streets shown on **Figure 3.0-12**, including Oxnard Boulevard within the Specific Plan Area, to be built prior to the relocation of the uses in the County of Ventura El Rio Maintenance Yard. The uses in the County El Rio Maintenance Yard will be relocated to new facilities to be built by the project applicant on a replacement site in Oxnard, pursuant to a Memorandum of Understanding executed between the City and the County. A replacement site has not been selected at this time and no schedule for the relocation of these facilities has been established. El Rio Road, which currently provides access to the County Yard would remain between Myrtle Street and the County Yard until all uses in the yard have relocated and access is no longer needed.

The overall phasing schedule established in the Specific Plan has been coordinated with the Caltrans construction schedule for the State Route 101 and Santa Clara River Bridge Improvement Project, which calls for the four northbound lanes of the Ventura Freeway, including the new replacement bridge over the Santa Clara River, to be completed in the second quarter of 2003 with the new Oxnard Boulevard Interchange with the freeway completed in the third quarter of 2003. As discussed above, the first occupancy of residences or commercial buildings in the Specific Plan Area would be in 2003.

Reclamation Plan

A new Reclamation Plan for the existing sand and gravel mine site located in RiverPark Area 'B' is proposed for approval by the City of Oxnard. The proposed Reclamation Plan addresses all topics

required by the State Surface Mining And Reclamation Act (SMARA) and the City of Oxnard's Mining Ordinance. The Reclamation Plan focuses on definition of the final configuration of the slopes of the mine pits to ensure that these slopes are stable and compatible with existing and proposed land uses on and surrounding the mine site. The proposed slope configurations are described in detail in **Section 4.3, Earth Resources**, of this EIR. The Reclamation Plan also addresses removal of mining and processing equipment and related structures and facilities, construction of drainage facilities and revegetation of the slopes of the existing mine pits. The proposed Reclamation Plan states the site will be reclaimed in conformance with the existing Hanson Aggregates reclamation plan previously approved by the County of Ventura if RiverPark Area 'B' is not approved for the uses included in the proposed RiverPark Specific Plan.

General Plan Amendment

An amendment to the City of Oxnard 2020 General Plan Land Use Map is also proposed to create consistency between the General Plan and proposed Specific Plan. The proposed General Plan designations are shown in **Figure 3.0-13**. In addition to changes to the designations for the proposed Specific Plan Area, this map amendment would also change the existing land use designation for the portion of the existing El Rio West Neighborhood located between Stroube and Myrtle Streets to Low Density Residential from Regional Commercial to reflect the residential character of this neighborhood.

Minor amendments to the definitions of the Regional Commercial, High Density Residential, and Public/Semi Public land use categories as defined in the Oxnard 2020 General Plan Land Use Element are also proposed to provide additional flexibility for master planned projects subject to an adopted specific plan. The proposed changes are shown below. Text to be removed is shown in ~~strikeout~~ and text to be added is in *italics*.

E. Standards for Land Use Density/Intensity

The various land use categories within the five major land use types and their associated density intensity standards are described below. (Page V-58 Land Use Element)

1. Residential Land Uses

f. High Density

This category applies to older developed areas where high density apartments were permitted. Residential development of this density may also be permitted in the *Central Business District and in a master planned project subject to an adopted specific plan*. Density ranges from 18 to 30 dwelling units per acre and household size averages 1.9 persons per household

Figure 3.0-13
General Plan Land Use Amendment

2. Commercial Land Uses

e. Regional

Shopping centers in these areas can be multi-story and range up to 3 million square feet in size on as much as 100 acres. Maximum FAR is 0.30:1. Maximum FAR for the commercial portions of Wagon Wheel, ~~Town Center~~ RiverPark, and Financial Plaza areas is 0.60:1 and can include offices, hotels, entertainment, and other service uses. Multi-family residential uses are also allowed as a part of a master planned project subject to an adopted specific plan to encourage appropriate mixed-use development in areas close to transit routes and adjacent to commercial areas providing support services.

Amendment of one objective and two policies in the General Plan Open Space and Conservation Element are also proposed to reflect the City's recently adopted mining ordinance. The proposed changes are shown below. Text to be removed is shown in ~~strikeout~~ and text to be added is in *italics*.

B. Objectives

4. Provide for the continued timely extraction *of minerals where continued extraction is feasible and economical*, while minimizing land use conflicts.

C. Policies

31. The management of mineral resource extraction or reclamation activities that are currently outside the City limits but within the City's Sphere of Influence ~~should remain under the jurisdiction of the County of Ventura~~ may come under the jurisdiction of the City where the City determines that annexation best serves the community's interests. *Consideration of urban land uses in these areas shall be made* may be made if such uses will occur only after or in conjunction with completion of reclamation requirements.
32. In MRZ-2 Areas designated for land uses other than low density residential, industrial, open space and agriculture, the extraction of mineral resources prior to permitting development should be encouraged *where such extraction is feasible and economical*.

Zoning Actions

In RiverPark Area 'A' a zone change from Oxnard Town Center Specific Plan, C-2-PD, R-1, and C-R to RiverPark Specific Plan is proposed. Pre-zoning of RiverPark Area 'B' to RiverPark Specific Plan is also proposed.

A zone text amendment to Section 34-35.1 of the Oxnard City Code regulating the location of multiplex theaters is also proposed to provide flexibility for master planned projects subject to an adopted specific plan. The proposed amendment to this ordinance is presented below with text to be added in *italics*.

Sec. 34-35.1 Multiplex theaters prohibited in all zones except CBD zone.

Multiplex motion picture theaters shall be prohibited except in the Central Business District zone, as provided in subsection (q) of Section 34-10.3, *and in master planned projects subject to an adopted specific plan*. No zone clearance, special use permit or other entitlement for use pertaining to a multiplex motion picture theater shall be issued in any zone other than the Central Business District zone.

Development Agreement

Development agreements are authorized under the provisions of state law to provide developers with vested rights to develop a project in exchange for commitments by the developer to construct needed public improvements and amenities. The proposed Development Agreement would provide the project applicant with a vested right to develop the project pursuant to the provisions of the Specific Plan. In turn, the project applicant would be required to: construct public improvements that would benefit the Project, the City and the region; construct a combined City and County fire station; and provide for infrastructure appropriate to development of the Project. In addition, affordable housing would be required to be constructed in conjunction with the development of the Project, with an amount equal to five percent of the dwelling units constructed on the Project affordable to very low-income households and an amount equal to ten percent of the dwelling units constructed on the Project affordable to low-income households.

Amendment to Owner Participation Agreement

The CDC and the project applicant previously entered into an Owner Participation Agreement over the portion of the Project that is located within the HERO Redevelopment Project Area. The proposed amendment to the Owner Participation Agreement would provide certain incentives to the project applicant to assist with the development of the Project, including the construction of a portion of the affordable housing units.

Master Tentative Tract Map

In conjunction with the Project approvals, the City Council will consider approval of a master tentative tract map over portions of the Specific Plan area. The master tentative tract map will allow the project applicant to subdivide the area covered by the map in a manner consistent with the provisions of the Specific Plan. The tentative tract map will also specify the public infrastructure and improvements to be constructed in conjunction with the subdivision.

Annexation

RiverPark Area 'B' is currently located outside of the City of Oxnard but within the City's Sphere of Influence and CURB lines. The City will request approval of annexation of this area from the Ventura County Local Agency Formation Commission (LAFCO).

INTENDED USES OF THIS EIR

The **City of Oxnard**, as the public agency with the principal responsibility for approving the project, serves as the Lead Agency, for the preparation of this EIR, as defined by CEQA. The City of Oxnard will review the information in this EIR prior to considering the following proposed actions:

- Amendment to the text and Land Use Map in the City of Oxnard 2020 General Plan.
- Adoption of pre-zoning designations for RiverPark Area 'B' and a change of zoning designations in RiverPark Area 'A'.
- Adoption of the RiverPark Specific Plan.
- Initiation of annexation of RiverPark Area 'B' to the City of Oxnard.
- Approval of a Tentative Tract Map for the Specific Plan Area.
- Approval of a Development Agreement with the Applicant.
- Approval of a new reclamation plan for the sand and gravel mine site in RiverPark Area 'B'.

This EIR is intended to serve as a Project EIR, as defined in Section 15161 of the CEQA *Guidelines*, for the use by the City of Oxnard related to these proposed actions.

Responsible Agencies

As defined by the CEQA, "Responsible Agencies" are public agencies other than the lead agency which have discretionary approval over the project. The City of Oxnard has prepared this EIR to serve as the primary source of environmental information for each Responsible Agency. These agencies, and the nature of their approval authority over the project, are described below:

The **City of Oxnard Community Development Commission** would be responsible for the following action related to the project:

- Approval of a proposed amendment to the Owner Participation Agreement between the applicant and the Commission for RiverPark Area 'A'.

This EIR is intended to serve as a Supplemental EIR, as defined in Section 15163 of the CEQA *Guidelines*, for use by the Community Development Commission related to this action. This EIR serves to supplement the analysis contained in the certified EIR for the HERO Redevelopment Project.

The **Ventura County Local Agency Formation Commission (LAFCO)** would be responsible for the following action related to the project:

- Approval of annexation of RiverPark Area 'B' to the City of Oxnard

This EIR is intended to serve as a Project EIR, as defined in Section 15161 of the CEQA *Guidelines*, for the use by the Ventura County LAFCO related to this proposed action.

The **Metropolitan Water District** would be responsible for the following action related to the project:

- Approval of annexation of RiverPark Area 'Area 'B' to the District Boundaries of the Metropolitan Water District.

This EIR is intended to serve as a Project EIR, as defined in Section 15161 of the CEQA *Guidelines*, for the use by the Metropolitan Water District related to this proposed action.

The **Calleguas Municipal Water District** would be responsible for the following action related to the project:

- Approval of annexation of RiverPark Area 'B' to the District Boundaries of the Calleguas Municipal Water District.

This EIR is intended to serve as a Project EIR, as defined in Section 15161 of the CEQA *Guidelines*, for the use by the Calleguas Municipal Water District related to this proposed action.

Other Public Agencies

This EIR will also be used as a Program EIR, as defined by Section 15168 of the CEQA *Guidelines*, by the following agencies as a source of environmental information for other projects as described below:

The proposed RiverPark Specific Plan would allow the **United Water Conservation District** to use the existing for the storage of water diverted from the Santa Clara River at the Freeman Diversion structure. This EIR analyzes the use of the mine pits for this purpose. **United Water Conservation District** will serve as the Lead Agency for any required environmental review of other aspects of this proposal at a future date.

The **Rio Elementary School District** will build and operate the elementary and middle schools permitted in District K of the proposed RiverPark Specific Plan. This EIR analyzes these proposed facilities based on the level of detail of information in the proposed Specific Plan. The **Rio Elementary School District** may need to complete additional environmental review when plans are completed for these planned school facilities.