

**Addendum No. 3 to the
RiverPark Project
Final Environmental Impact Report**

State Clearinghouse No. 2000051046

Prepared by:

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1.0 SUMMARY

This document is the third addendum (Addendum No. 3) to the Certified Final Environmental Impact Report (FEIR) for the RiverPark Project. The City of Oxnard City Council upheld the Planning Commission's decision certifying the FEIR on July 16, 2002. The first addendum was prepared in August 2002 to examine the dewatering of a second location within the project site. The second addendum was prepared in September 2002 to examine temporary uses.

Purpose of this Addendum

When a Final EIR has been certified for a project, CEQA provides for the update of the information in the certified EIR to address changes to a project or changes to the circumstances under which a project will occur. An Addendum to a previously certified EIR may be prepared if changes or additions to the EIR are needed, but none of the conditions calling for a Subsequent EIR as defined in the CEQA Guidelines have occurred. Specifically, Section 15162 of the California Environmental Quality Act (CEQA) Guidelines provides that where the Lead Agency determines that neither project changes, changed circumstances, nor new information requires the preparation and circulation of a Subsequent or Supplemental EIR, the Lead Agency may prepare an Addendum to an EIR. CEQA Guidelines Section 15164 states that the purpose of an Addendum is to provide a way of making minor changes or additions to an EIR. Circulation of an Addendum for public review is not required.

The RiverPark Project, as described and analyzed in the Certified RiverPark FEIR, Addendum No. 1 and Addendum No. 2 included an application for the adoption of a new specific plan. Since the completion of the FEIR, Addendum No. 1 and No. 2, an amendment to the Specific Plan land uses has been proposed. In response to the new information, the applicant is proposing a minor change to the specific plan to change the land use designation of a privately held parcel from Open Space to Commercial. This amendment is the result of an unintentional conversion of the parcel to Open Space.

Addendum No. 3 to the Certified FEIR has been prepared because: (1) no substantial changes are proposed in the project which will require major revisions of the Certified FEIR due to the involvement of new significant effects or a substantial increase in the severity of previously identified significant impacts; (2) no substantial changes in circumstances under which the project is undertaken will occur which will require major revisions of the Certified FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; and (3) no new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the Certified FEIR was certified as complete, shows any of the following: (A) the project will have one or more significant effects not discussed in the Certified FEIR; (B) significant effects previously examined will be substantially more severe than shown in the Certified FEIR; (C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or, (D) mitigation measures or alternatives which are considerably different from those analyzed in the Certified FEIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

2.0 ENVIRONMENTAL ANALYSIS

Air Quality

No new significant impacts would result for air quality from the revised land use designation. The developer would be required to comply with the mitigation measures adopted for short-term construction impacts and long-term impacts associated with the emission created by any projects, which may be proposed in the future.

Cultural and Heritage Resources

No new significant impacts would result from the proposed amendment. The developer would be required to obtain the services of a qualified archaeologist and Native American for monitoring during future grading activities.

Parking Analysis

No new significant impacts would result from the proposed amendment. And any future development proposed on the subject parcel would need to meet the standards of the Specific Plan as they relate to commercial uses.

Traffic and Circulation

No new significant impacts would result from the proposed amendment. Traffic analysis for any future project will be determined once a specific use is proposed.

Insignificant Effects

As identified in the FEIR for the project, the following environmental categories were analyzed and it was concluded that the proposed amendment would not create significant impacts associated with agricultural resources, hydrology, water supply, hazardous materials, noise, police protection, wastewater treatment and solid waste management. The proposed amendment would not create additional impacts on any of these environmental categories.