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**Addendum No. 8 to  
Final Environmental Impact Report No. 00-03  
RiverPark Specific Plan EIR  
(SCH 2000051046)**

Administrative Office/Maintenance Facility  
PZ 08-200-02

*prepared by:*

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**SUMMARY**

This document is Addendum No. 8 to the RiverPark Specific Plan Final EIR, certified July 16, 2002. The addendum concludes that there are no additional possible significant adverse environmental effects associated with the approval of an Administrative Office and Maintenance Facility for the City of Oxnard General Services Department in District E of the RiverPark Specific Plan area. The City of Oxnard General Services Department, Special Districts Division, has requested approval of a Development Design Review Permit (PZ No. 08-200-2) to allow construction of a satellite office and maintenance facility at 250 RiverPark Boulevard, at the southeastern corner of the RiverPark Specific Plan area. The project includes a 16,892 square foot building, covered vehicle storage areas, and other accessory storage areas.

Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines states that an addendum to a previously adopted EIR is the appropriate environmental document in instances when no conditions exist that would trigger a subsequent EIR. Three tests determine if a subsequent EIR is required (Section 15162(a)). They are:

1. Substantial changes to the project lead to a substantial increase in the severity of previously identified environmental effects;
2. Substantial changes have occurred with respect to the circumstances under which the project is undertaken;
3. New information of substantial importance that was not known or could not have been known at the time of the EIR certification shows any of the following:
  - a. The project will have effects not previously discussed,
  - b. Significant effects previously examined will be substantially more severe than previously estimated,
  - c. Mitigation measures previously found infeasible would now be feasible and would substantially reduce effects of the project, and/or
  - d. Different mitigation measures or alternatives from those analyzed in the EIR would substantially reduce effects.

1. In the first test, the administrative and maintenance facility is an accessory use to the landscape, open space and park areas which were examined by the RiverPark Specific Plan EIR as part of the project description. The RiverPark Specific Plan allows up to 130,000 square feet of office and commercial uses in District E (see Exhibit 2J, attached). This facility would result in a decrease in the possible commercial/office area for this district. District L designates 2.5 acres for various public facilities, including the city/county fire station and maintenance yards. The subject location was determined to be appropriate for use as a parks administrative and maintenance facility by the Master Developer, the Town Master Planner/Architect, and the City of Oxnard, because the fire station and school district facility occupied more land than was anticipated, and because the sewer lift station for RiverPark was installed at the subject site. In addition, Section 2.5.2.5 allows similar uses "as determined acceptable by the Director of the Development Services Department." within District E. The relocation of the facility from District L to District E does not change the land use type or intensity on this site from the uses and intensity described in the specific plan and therefore will not result in effects not previously discussed.

The only potential environmental effect related to this project would be aesthetics. The Aesthetics section in the RiverPark Specific Plan EIR determined that no unavoidable significant impacts to the visual character would result from the RiverPark project, since the development of RiverPark would not obstruct long range views of the mountains and hills in the Los Padres National Forest to the north from the Ventura Freeway and Vineyard Avenue. In addition, the height and character of the commercial development was determined to be consistent with existing development in the area. The proposed project does not represent a change or increase in land use type or intensity, and would also not block long range views identified above. Therefore, the proposed amendment would not create additional environmental impacts.

2. In the second test, staff determined that circumstances surrounding the project have not substantially changed with regard to issues, facts, and mitigations included in the RiverPark Specific Plan FEIR. The project buildout has not changed from that evaluated by the EIR, nor have the environs adjacent to the project site. The project area is currently under construction as foreseen in the specific plan, and the proposed project does not change the overall intensity or land use of the area.

3. In the third test, staff determined that no new information of substantial importance that was not known or could not have been known at the time of the RiverPark Specific Plan EIR certification shows that the project will have effects not previously discussed, that significant effects previously examined will be substantially more severe than previously estimated, that mitigation measures previously found infeasible would now be feasible and would substantially reduce effects of the project, and/or that different mitigation measures would substantially reduce effects.

In addition, since the project is smaller area than what could have been built on the site; because several electric vehicles will be used rather than conventional gasoline-powered vehicles, and because photovoltaic cells on the project site will produce some or all of the facility's electrical power needs, this project will not produce more and is likely to produce less greenhouse gases than a conventional office or retail project.

All mitigation measures included in the EIR apply to the project, and design of the structure, site layout, and landscaping were reviewed by the RiverPark Town Planner/Architect and the City of Oxnard, as part of the Development Design Review permit. Current applicable development and environmental standards such as landscaping and lighting control have been applied to the project.

The Final Environmental Impact Report with comments and responses and record of project approval may be examined at the City of Oxnard, Planning Division, 214 South C Street, Oxnard, California 93030. Please call (805) 385-7858 to arrange a file review time.

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