

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

State Clearinghouse No. 2000051046

**Prepared for:**  
City of Oxnard  
Community Development Department  
305 West Third Street  
Oxnard, California 93030

**Prepared by:**  
Impact Sciences, Inc.  
803 Camarillo Springs Road, Suite A  
Camarillo, California 93012

**June 2007**

When a Final EIR has been certified for a project, the California Environmental Quality Act (CEQA) provides for the update of the information in the Final EIR, under certain circumstances defined in the CEQA *Guidelines*, to address changes to a project or changes to the circumstances under which a project will occur. An Addendum to a Final 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 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 Final EIR, included a proposed Specific Plan containing a land use plan defining planning districts and the uses allowed in each planning of these districts. The Riverpark EIR addressed a series of related discretionary actions that made up the project including a General Plan Amendment, Adoption of the proposed Specific Plan and annexation of a portion of the site. In addition, the EIR addressed several agreements related to the implementation of the project including a Development Agreement between the City of Oxnard and the applicant and a Owner Participation Agreement (OPA) between the Oxnard Community Development Commission and the applicant for that portion of the Specific Plan Area located within the City's HERO (Historic Enhancement and Revitalization of Oxnard) Redevelopment Project Area.

The land use plan from the adopted Specific Plan and the Land Use Summary are provided on the following pages as Figure 1 and Figure 2, respectively. As shown, the Land Use Plan defines thirteen (13) Planning Districts, identified by the letters A through M. The primary allowed land use in each planning area is identified on the plan. The Land Use Summary by Planning District table from the Specific Plan defines the maximum allowed intensity of land uses within the Specific Plan Area by type. As shown in this exhibit, the Specific Plan allows development of up to 2,805 residential units of varying types and densities and 2,485,000 square feet of commercial uses, including retail commercial and commercial office uses.

**RIVERPARK LAND USE PLAN:  
PERMITTED USES**  
Land Use Plan Date: February 14, 2002

**Legend**

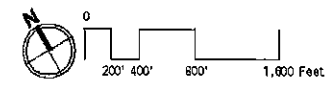
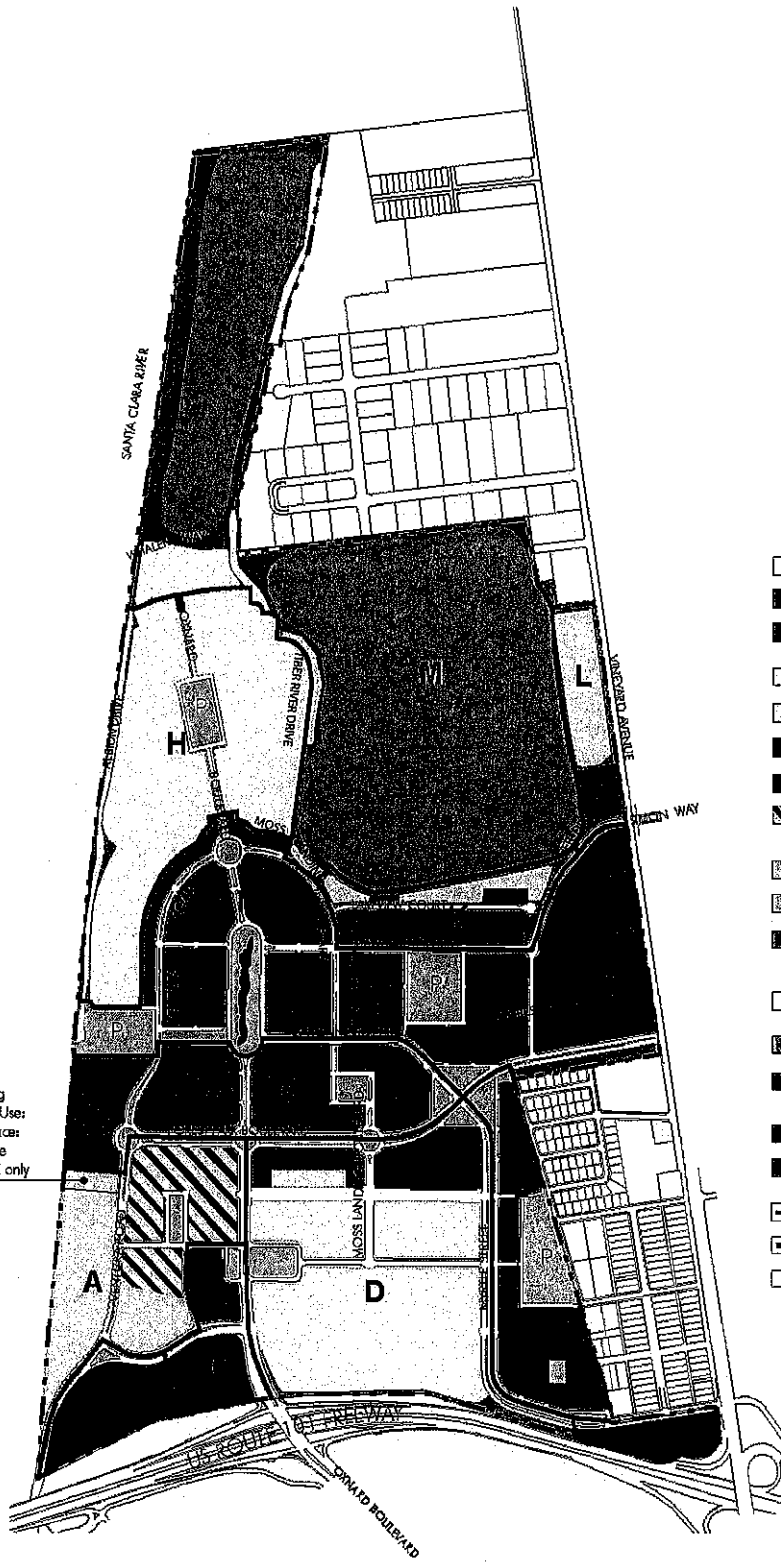
**Planning Districts**

- A Mixed Use/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 Storage/Recharge Basins & Storm Water Control District

**Land Use**

- Residential: Low Medium (8-12 DU/gross acre)
- Residential: Medium (12-18 DU/gross acre)
- Residential: High (18-30 DU/gross acre)
- Commercial: Regional
- Commercial: Office
- Commercial: Convention/ Hotel
- Commercial: Retail/ Office
- Mixed Use: Residential: High/ Commercial: Office
- Open Space: Park Space
- Open Space: Neighborhood Parks
- Open Space: Landscaped Buffer
- Open Space: Miscellaneous: Dry Swales/ Detention Basins
- Open Space: Miscellaneous: Water Storage/ Recharge Basins
- Open Space: Miscellaneous: Water Feature
- Schools/ Community Park
- Public Facilities
- Specific Plan Area
- Planning District Boundary
- Planning District Designation

Underlying  
Permitted Uses:  
Open Spaces:  
Park Space  
this parcel only



SOURCE: AC Martin Partners, Impact Sciences, Inc. - June 2007

FIGURE 1

Planning District	Land Use	Gross Acreage <sup>1</sup>	Max Commercial KSF Allowable for Each Planning District	Allowed Dwelling Unit Range For Each Planning District <sup>2</sup>
<b>A</b>	<b>Mixed Use/Office District</b>			
	MIXED USE: Development Option A: All Residential			
	RESIDENTIAL: HIGH <sup>3</sup>	21.1	20 <sup>5</sup>	317-440
	Subtotals	21.1	20	
	Development Option B: Commercial/Residential			
	COMMERCIAL: OFFICE	14.4	360	
	RESIDENTIAL: HIGH <sup>3</sup>	6.7	10 <sup>6</sup>	100-150
	Subtotals	21.1	370	
	COMMERCIAL: OFFICE Parcels with existing offices	15.4	221	
	Remaining parcels designated Commercial: Office	9.3	200	
	Subtotals	24.7	421	
	OPEN SPACE: PARK SPACE	1.3	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/DETENTION BASINS	0.4	NA	
	Subtotals Planning District A	47.3	441	317-440
Development Option B	17.3	791	100-150	
<b>B</b>	<b>West Peripheral Commercial District</b>			
	COMMERCIAL: REGIONAL	13.0	260	NA
Subtotals Planning District B	13.0	260	NA	
<b>C</b>	<b>Convention / Hotel District</b>			
	COMMERCIAL: CONVENTION/HOTEL	15.7	510	
	OPEN SPACE: PARK SPACE	0.6	NA	
Subtotals Planning District C	16.3	510	NA	
<b>D</b>	<b>Town Square Commercial District</b>			
	COMMERCIAL: REGIONAL (Retail/Entertainment)	68.2	935	
	VERTICAL MIXED USE OVERLAY			100-150
	RESIDENTIAL: HIGH <sup>3</sup>	15.0	20 <sup>5</sup>	220-300
	OPEN SPACE: PARK SPACE	3.5	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/DETENTION BASINS	0.8	NA	
	OPEN SPACE: LANDSCAPED BUFFER	0.9	NA	
	Subtotals Planning District D	88.4	955	220-450
<b>E</b>	<b>East Peripheral Commercial District</b>			
	COMMERCIAL: REGIONAL	8.9	130	NA
Subtotals Planning District E	8.9	130	NA	
<b>F</b>	<b>Vineyards Neighborhood District</b>			
	RESIDENTIAL: HIGH <sup>3</sup>	12.3	10 <sup>5</sup>	140-260
	RESIDENTIAL: MEDIUM <sup>3</sup>	15.5	5 <sup>4</sup>	150-190
	OPEN SPACE: PARK SPACE	2.1	NA	
	OPEN SPACE: NEIGHBORHOOD PARK	7.4	NA	
	OPEN SPACE: LANDSCAPED BUFFER	0.6	NA	
	Subtotals Planning District F	37.9	15	240-440
<b>G</b>	<b>Village Square Neighborhood District</b>			
	RESIDENTIAL: MEDIUM <sup>3</sup>	37.6	20 <sup>5</sup>	325-425
	OPEN SPACE: PARK SPACE	2.8	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/DETENTION BASINS	1.2	NA	
	SCHOOLS/ COMMUNITY PARK <sup>2,4,5</sup>	11.4	NA	
	Subtotals Planning District G	52.9	20	310-440
<b>H</b>	<b>RiverPark Crescent Neighborhood District</b>			
	RESIDENTIAL: LOW MEDIUM	24.7	NA	425-485
	OPEN SPACE: NEIGHBORHOOD PARKS	3.3	NA	
	Subtotals Planning District H	28.0	NA	420-485
<b>I</b>	<b>RiverPark Loop Neighborhood District</b>			
	RESIDENTIAL: MEDIUM <sup>3</sup>	43.0	10 <sup>6</sup>	375-510
	OPEN SPACE: PARK SPACE	6.6	NA	
	OPEN SPACE: NEIGHBORHOOD PARKS	5.8	NA	
	OPEN SPACE: MISCELLANEOUS: WATER FEATURE	1.4	NA	
	Subtotals Planning District I	56.8	10	375-510
<b>J</b>	<b>RiverPark Mews Neighborhood District</b>			
	RESIDENTIAL: MEDIUM <sup>3</sup>	21.0	10 <sup>5</sup>	220-310
	OPEN SPACE: PARK SPACE	1.4	NA	
	OPEN SPACE: NEIGHBORHOOD PARKS	6.1	NA	
	OPEN SPACE: LANDSCAPED BUFFER	2.5	NA	
	SCHOOLS/ COMMUNITY PARK <sup>2,4,5</sup>	30.4	NA	
Subtotals Planning District J	61.4	10	220-310	
<b>K</b>	<b>Lakeside Neighborhood District</b>			
	RESIDENTIAL: MEDIUM <sup>3</sup>	12.0	5 <sup>4</sup>	80-112
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/DETENTION BASINS	8.0	NA	
Subtotals Planning District K	20.0	5	80-112	
<b>L</b>	<b>Public Facility District</b>			
	PUBLIC FACILITIES	2.5	NA	
	OPEN SPACE: MISCELLANEOUS: WATER STORAGE/ RECHARGE BASINS	11.1	NA	
	Subtotals Planning District L	13.6	0	NA
<b>M</b>	<b>Water Storage/Recharge Basins and Storm Water Control District</b>			
	OPEN SPACE: MISCELLANEOUS: WATER STORAGE/ RECHARGE BASINS	173.0	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/DETENTION BASINS	19.3	NA	
	OPEN SPACE: LANDSCAPED BUFFER	14.0	NA	
	Subtotals Planning District M	206.3	0	NA
	<b>TOTALS FOR SPECIFIC PLAN AREA</b>		Total acreage within Specific Plan Area: 701.9 acres Maximum dwelling units allowed within Specific Plan Area: 2805 du Maximum commercial KSF allowed within Specific Plan Area: 2,485 ksf	

<sup>1</sup> Gross Acreage is measured to center line of bounding streets and/or to the Project boundary.  
<sup>2</sup> Net school site area in Planning District J = 27.3 Acres; Net school site area in Planning District G = 10.0 Acres.  
<sup>3</sup> Vertical Mixed Use and/or Live/Work units are permitted in portions of this District as defined in Specific Plan Sections 2, 3, 4 and Exhibit 2.C.  
<sup>4</sup> Specially Permitted Uses are allowed in portions of this area as defined in Specific Plan Section 2 (Land Use)  
<sup>5</sup> Specially Permitted Land Uses for sites designated for Schools/Community Park land use can only be applied for after the Rio School District submits a letter indicating that it does not want to purchase or utilize the land.  
<sup>6</sup> Allocation of residential units among Planning Districts is subject to ongoing monitoring by the Master Developer. Total dwelling units cannot exceed 2,805 units  
<sup>7</sup> Density range provides flexibility in allocating residential units within and between Planning Districts. Lower end of range is a suggested minimum. Upper end of range is regulated through monitoring by Master Developer per note 6 to assure that the total dwelling units within RiverPark does not exceed 2805. See Chapters 2, 3, and 4 for regulations and Section 7 for implementation.  
<sup>8</sup> Ground Level Commercial and/or Live/Work use

Refer to Specific Plan Sections 2, 3 and 4 for detailed descriptions of Permitted and Specially Permitted land uses and development standards. This Land Use Summary (Exhibit 2.J) and Exhibits 2.B and 2.C indicate Permitted (by-right) uses only. See Section 2 and Exhibit 2.D for Specially Permitted Uses.

The EIR included analysis of the potential environmental effects of the Riverpark Project based on the maximum intensity of land uses that would be allowed by the Specific Plan and the permitted location of these land uses. The Riverpark Specific Plan permits development of up to 955,000 square feet of retail/entertainment commercial uses in Planning District D, the Town Square Commercial District, and up to 510,000 square feet of commercial uses, consisting of a hotel and convention center, in Planning District C, the Convention/Hotel District.

The current Owner Participation Agreement (OPA) between the Oxnard Community Development Commission and the owners and developers of the Specific Plan Area specifies that the hotel permitted by the Specific Plan is to be developed on a 12-acre site in Planning District C located on the northwest corner of Oxnard Boulevard and Town Center Drive.

This Addendum addresses a proposed amendment to the OPA to permit the hotel to be developed in Planning District D on a 5-acre site on the southeast corner of Oxnard Boulevard and Danvers River Street. Figure 3 shows the current and proposed location of the hotel within the Riverpark Specific Plan Area. The 12-acre site in Planning District C where the hotel is currently being planned would be developed with approximately 100,000 square feet of retail commercial development currently permitted in Planning District D by the Specific Plan.

This Addendum to the Final EIR has been prepared because: (1) no substantial changes would result from this change to the project which would require major revisions of the Final EIR 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 have or would occur which would require major revisions of the Final EIR 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 Final EIR was certified as complete, shows any of the following: (A) the project would have one or more significant effects not discussed in the Final EIR; (B) significant effects previously examined would 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

**RIVERPARK LAND USE PLAN:  
PERMITTED USES**  
Land Use Plan Date: February 14, 2002

**Legend**

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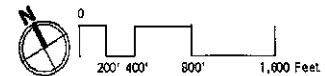
**Land Use**

- Residential: Low Medium (8-12 DU/gross acre)
- Residential: Medium (12-18 DU/gross acre)
- Residential: High (18-30 DU/gross acre)
- Commercial: Regional
- Commercial: Office
- Commercial: Convention/Hotel
- Commercial: Retail/Office
- Mixed Use: Residential: High/Commercial: Office
- Open Space: Park Space
- Open Space: Neighborhood Parks
- Open Space: Landscaped Buffer
- Open Space: Miscellaneous: Dry Swales/ Detention Basins
- Open Space: Miscellaneous: Water Storage/ Recharge Basins
- Open Space: Miscellaneous: Water Feature
- Schools/Community Park
- Public Facilities
- Specific Plan Area
- Planning District Boundary
- Planning District Designation

Underlying Permitted Uses:  
Open Space:  
Park Space  
this parcel only

Current 12 acre Hotel Site

Proposed 5 acre Hotel Site



SOURCE: AC Martin Partners, Impact Sciences, Inc. - June 2007

FIGURE 3

Current and Proposed Hotel Sites

are considerably different from those analyzed in the Final EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The type and magnitude of the environmental impacts of the Riverpark Project as identified in the Final EIR would not change as a result of this modification to the project because the overall amount of commercial land uses allowed in Planning Districts C and D will not be increased. Analysis of the potential traffic impacts this proposed relocation of hotel and retail commercial uses is provided in Appendix A to this Addendum. This analysis concludes the relocation of the hotel from the west side of Oxnard Boulevard in Planning District C to the east side of Oxnard Boulevard in Planning District D, and the corresponding relocation of 100,000 square feet of retail commercial development from the site in Planning District D to Planning District C will not result in a substantial change in the distribution of traffic from these commercial districts or any new significant traffic impacts not identified in the certified Riverpark Final EIR. The height and mass of the commercial development in Districts C & D will also not change substantially. For these reasons, impacts will not be substantially more severe than identified in the certified Final EIR for the Riverpark Project and no new significant impacts will occur.

**APPENDIX A**

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**Fehr & Peers Kaku Associates**

**Traffic Analysis Update**

**June 11, 2007**



**MEMORANDUM**

**TO:** Ann Walsh, Shea Properties  
**FROM:** Sean Mohn and Eugene Tang  
**DATE:** June 11, 2007  
**SUBJECT:** The Collection at Riverpark  
Proposed Hotel/Retail Relocation

**REF:** LA06-2027

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The traffic impacts identified in the The Collection at Riverpark Environmental Impact Report (EIR) were based on the results of an analysis contained within the following document: *Traffic Analysis for Oxnard Riverpark Specific Plan Development* (Crain & Associates, October 2001).

This memorandum discusses the results of an analysis conducted by Fehr & Peers/Kaku Associates to identify any significant traffic impacts not already identified in the EIR that might result from the following land use repositioning:

- Moving the site of the proposed 600 room hotel from the west side of Oxnard Boulevard to the east side of Oxnard Boulevard
- Moving 100,000 square feet (sf) of commercial space from the east side of Oxnard Boulevard to the west side of Oxnard Boulevard, i.e. the original hotel site.

**PROJECT DESCRIPTION**

The traffic impact analysis contained within the EIR was based on the following project description: 1,416 single family residences, 1324 multi-family residences, 40,000 sf of neighborhood retail space, 1,345,000 sf of regional retail space, a 600 room hotel, 1,030,000 sf of office space, 81,000 sf of light industrial space, a 1,600 student elementary/middle school, and 257 acres of park/open space.

Various commercial/mixed-use districts were identified within this larger framework, and for each of these districts certain land use assumptions (type and size) were made for trip generation and trip distribution purposes. The following districts contain the hotel and retail land uses previously identified as the focus of this memorandum:

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District C (North Collection and a portion of West Collection))

- 600 room hotel

District D (Main Collection)

- 935,000 sf of commercial development (including restaurant and retail)
- 220-300 residential units (Residential: High)
- 100-150 residential units (Vertical Mixed Use Overlay)

As stated earlier, minor revisions have been made to the proposed project regarding the positioning of certain commercial components since the approval of the EIR. The most current version of the plan proposes to relocate the hotel and some related facilities from the southeast corner of the North Collection site (west of Oxnard Boulevard, north of Town Center Drive), which was the site in the original EIR, to the northwest corner of the Main Collection site (east of Oxnard Boulevard, south of Danvers River Place). This repositioning of land uses results the following revisions to District C and District D:

District C (North Collection and a portion of West Collection) - Revised

- 100,000 sf of commercial development (including restaurant and retail)

District D (Main Collection) - Revised

- 835,000 sf of commercial development (including restaurant and retail)
- 220-300 residential units (Residential: High)
- 100-150 residential units (Vertical Mixed Use Overlay)
- 600 room hotel

**POTENTIAL EFFECT OF PROPOSED CHANGE**

Based on the trip generation rates detailed in the EIR, the peak hour trip generation estimates for the repositioned project components are as follows:

- 600 room hotel – 414 AM peak hour trips and 456 PM peak hour trips
- 100,000 sf of commercial development - 86 AM peak hour trips and 306 PM peak hour trips

Given that the differences of the overall peak hour trip generation estimates for each repositioned project component are relatively minor when compared to the trip generation estimates for the project as a whole (5,807 AM peak hour trips and 9,859 PM peak hour trips), and that no changes to the total trip generation or regional trip distribution patterns are expected to occur as a result of this shift, it is our conclusion that the proposed project as currently planned (i.e., with the hotel located in the northwest corner of the Main Collection site and 100,000 sf of retail distributed

between the North Collection site and a portion of the West Collection site) would **not generate any new significant traffic impacts** over those previously identified in the original EIR.

It should be noted, however, that the shifting of land uses between District C and District D could have an effect on site access, resulting in minor changes to traffic patterns at the intersection of Oxnard Boulevard/Town Center Drive. Effectively, the hotel location will shift from the west side to the east side of Oxnard Boulevard and slightly north of the original location. While hotel access from Oxnard Boulevard essentially remains unchanged, the repositioning of the hotel will result in hotel-related traffic traveling further north along Oxnard Boulevard, perhaps as far as Danvers River Place, in order to gain access into the Main Collection site.

As stated previously, this is a minor traffic shift related to site access, and is not significant enough to result in any additional impacts. In fact, the intersection of Oxnard Boulevard/Town Center Drive would continue to operate at LOS A in the morning peak hour and LOS C in the evening peak hour, which were the peak hour levels of service originally identified in the EIR.