

**Addendum No. 4 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

1.0 INTRODUCTION

OVERVIEW

This document is the fourth Addendum to the Certified Final Environmental Impact Report (EIR) for the Riverpark Project. This Addendum to the Final EIR addresses the implementation of the air quality mitigation measures identified in the Final EIR for the retail center, The Collection at Riverpark, proposed in Planning Area D, the Town Square Commercial District, as defined in the adopted Riverpark Specific Plan.

Purpose of this Addendum

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 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 require 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, consisted of a proposed Specific Plan which included a land use plan that defined planning areas and the uses allowed in each planning area. The land use plan from the adopted Specific Plan and the Land Use Summary are provided in the following pages as **Figures 1 and 2**, respectively. As shown, the Land Use Plan from the Specific Plan defines thirteen (13) Planning Districts, identified by the letters A through M. The primary allowed land use in each planning area is also displayed 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 allowed 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

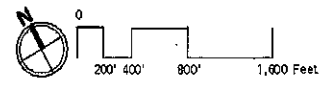
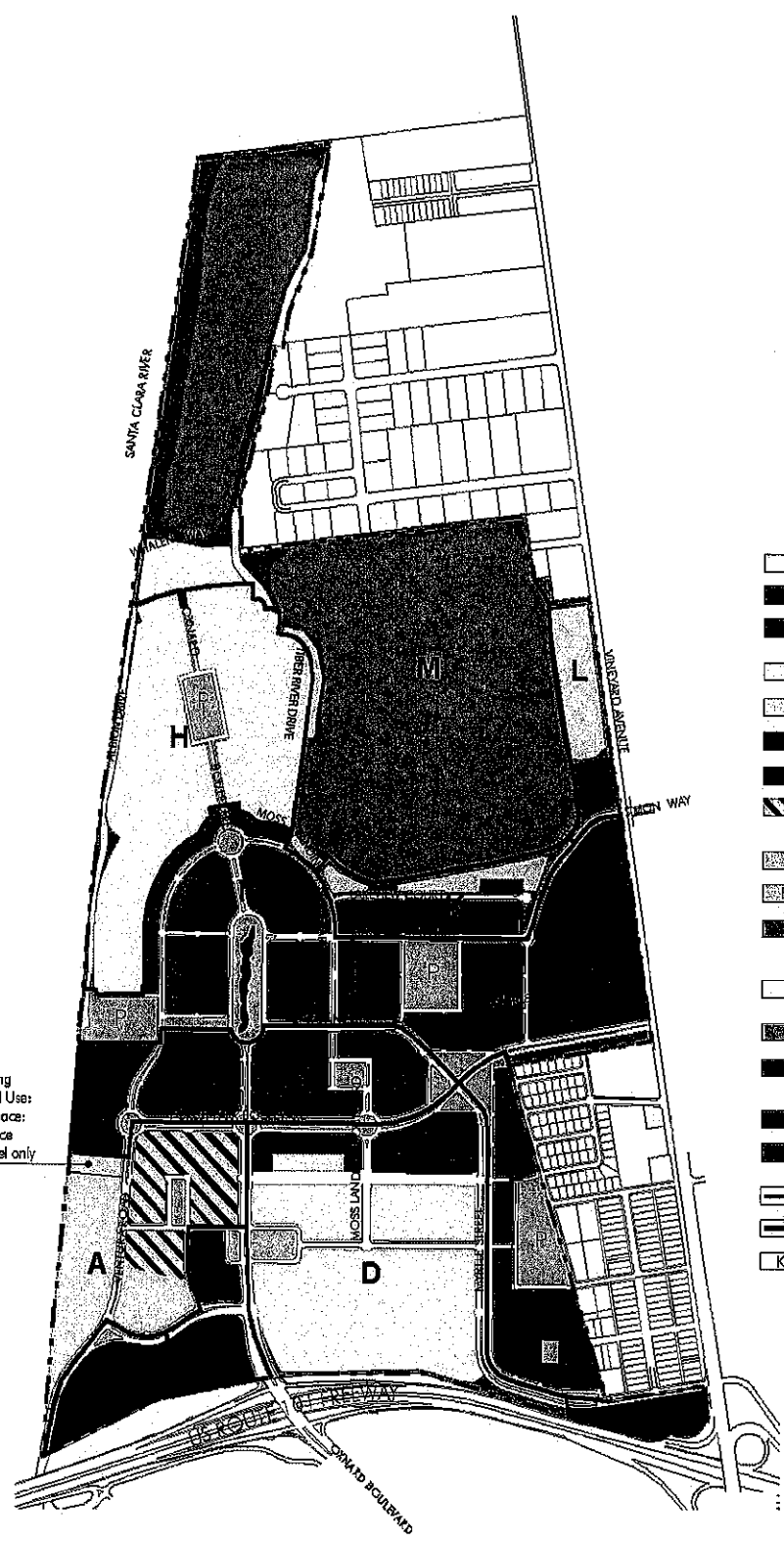
Planning Districts

- 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 Use:
Open Space:
Park Space
(this parcel only)



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

FIGURE 1

Land Use Plan: Permitted Uses

Planning District	Land Use	Gross Acreage ¹	Max. Commercial KSF Allowable for Each Planning District	Allowed Dwelling Unit Range For Each Planning District ²
A	Mixed Use/Office District			
	MIXED USE Development: <i>Option A: All Residential</i>			
	RESIDENTIAL: HIGH ³	21.1	20 ⁴	317-440
	Subtotals	21.1	20	
	Development: <i>Option B: Commercial/Residential</i>			
	COMMERCIAL: OFFICE	14.4	360	
	RESIDENTIAL: HIGH ³	6.7	10 ⁵	100-160
	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: Development: <i>Option A</i>	47.5	441	317-440
	Development: <i>Option B</i>	47.5	791	100-160
B	West Peripheral Commercial District			
	COMMERCIAL: REGIONAL	13.8	260	NA
	Subtotals Planning District B	13.8	260	NA
C	Convention / Hotel District			
	COMMERCIAL: CONVENTION/HOTEL	15.7	510	NA
	OPEN SPACE: PARK SPACE	0.6	NA	
	Subtotals Planning District C	16.3	510	NA
D	Town Square Commercial District			
	COMMERCIAL: REGIONAL (Retail/Entertainment)	68.2	935	100-150
	VERTICAL MIXED USE OVERLAY			220-300
	RESIDENTIAL: HIGH ³	15.0	20 ⁶	
	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	320-450
E	East Peripheral Commercial District			
	COMMERCIAL: REGIONAL	8.9	130	NA
	Subtotals Planning District E	8.9	130	NA
F	Vineyards Neighborhood District			
	RESIDENTIAL: HIGH ³	12.3	10 ⁶	140-260
	RESIDENTIAL: MEDIUM ³	15.5	5 ⁶	160-190
	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	290-450
G	Village Square Neighborhood District			
	RESIDENTIAL: MEDIUM ³	37.6	20 ⁶	325-425
	OPEN SPACE: PARK SPACE	2.8	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/DETENTION BASINS	1.2	NA	
	SCHOOLS/ COMMUNITY PARK ^{2,4,5}	11.4	NA	
	Subtotals Planning District G	53.0	20	325-425
H	RiverPark Crescent Neighborhood District			
	RESIDENTIAL: LOW/MEDIUM	74.7	NA	425-485
	OPEN SPACE: NEIGHBORHOOD PARKS	3.3	NA	
	Subtotals Planning District H	78.0	NA	425-485
I	RiverPark Loop Neighborhood District			
	RESIDENTIAL: MEDIUM ³	43.0	10 ⁶	375-610
	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	375-610
J	RiverPark Mews Neighborhood District			
	RESIDENTIAL: MEDIUM ³	21.0	10 ⁶	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 ^{2,4,5}	30.4	NA	
	Subtotals Planning District J	61.4	10	320-310
K	Lakeside Neighborhood District			
	RESIDENTIAL: MEDIUM ³	12.0	5 ⁶	80-112
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/DETENTION BASINS	8.0	NA	
	Subtotals Planning District K	20.0	5	80-112
L	Public Facility District			
	PUBLIC FACILITIES	2.5	NA	
	OPEN SPACE: MISCELLANEOUS: WATER STORAGE/ RECHARGE BASINS	11.1	NA	
	Subtotals Planning District L	13.6	0	NA
M	Water Storage/Recharge Basins and Storm Water Control District			
	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
TOTALS FOR SPECIFIC PLAN AREA				
		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		

¹ Gross Acreage is measured to center line of bounding streets and/or to the Project boundary.
² Net school site area in Planning District J = 27.3 Acres; Net school site area in Planning District G = 10.0 Acres.
³ 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.
⁴ Specially Permitted Uses are allowed in portions of this area as defined in Specific Plan Section 2 (Land Use)
⁵ 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.
⁶ Allocation of residential units among Planning Districts is subject to ongoing monitoring by the Master Developer. Total dwelling units cannot exceed 2,805 units.
⁷ 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.
⁸ 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 air quality impacts of the maximum amount of residential and commercial uses proposed and included mitigation measures suggested in the Ventura County Air Quality Assessment Guidelines. This Addendum addresses the incorporation of the operational mitigation measures for air quality impacts included in the Final EIR into the retail commercial project, The Collection at Riverpark, currently proposed in Planning Districts B, C, and D as identified in the Riverpark Specific Plan. The Riverpark Specific Plan permits development of up to 1,725,000 square feet of commercial uses in Planning Districts B, C, and D. The Collection includes approximately 767,137 square feet of commercial uses, consisting of 712,269 square feet of retail commercial space and 49,868 square feet of commercial office.

This Addendum to the Final EIR has been prepared because:

1. No substantial changes are proposed in the project which will 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 will occur which will 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 will have one or more significant effects not discussed in the Final EIR;
 - (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 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.

2.0 ENVIRONMENTAL ANALYSIS

AIR QUALITY

Summary of the Analysis and Mitigation Program in the Riverpark Final EIR

An evaluation of the air quality impacts of the proposed Riverpark Project is found on pages 4.8-1 through 4.8-24 of the Draft EIR. The analysis was completed in accordance with the Ventura County Air Pollution Control District (APCD) Air Quality Assessment Guidelines.

The analysis in the EIR determined that the Riverpark project would generate emissions from both stationary and mobile sources on a regular, day-to-day basis as the allowed residential, commercial, and institutional uses are built out and occupied. The City of Oxnard uses the thresholds of significance recommended by the APCD in its air quality analyses. Based on these thresholds, a project is considered to have a significant impact on air quality if it would generate over 25 pounds per day of either Reactive Organic Compounds (ROC) or Oxides of Nitrogen (NO_x). Emission modeling completed for the proposed Riverpark project, assuming full buildout by the year 2020, shows that emissions of NO_x and ROC will exceed this threshold by approximately 173 and 64 pounds per day, respectively. This impact is considered significant. Certain design features, consistent with the APCD Guidelines, were incorporated into the Riverpark Specific Plan. The APCD Guidelines state that addressing site design and land use issues at the conceptual stage of development maximizes opportunities to incorporate measures to reduce potential air quality impacts. Land use design features suggested in the APCD Guidelines incorporated into the Riverpark project include:

- Encourage the development of higher density housing and employment centers near public transit corridors;
- Encourage compact development featuring a mix of uses that locates residences near jobs and services;
- Provide services, such as food services, banks, post offices, and other personal services, within office parks and other large developments;
- Encourage infill development;
- Ensure that the design of streets, sidewalks, and bike paths within a development encourage walking and biking; and
- Provide landscaping to reduce energy demand for cooling.

Several other standard mitigation measures recommended by the APCD were included in the EIR to reduce daily emissions of these pollutants to the maximum extent feasible. Specifically, the mitigation measures listed below were identified in the EIR:

- 4.8-20 Ensure that there will be adequate childcare facilities and services to serve the Specific Plan area. (Maximum trip reduction potential of 1.0 percent)
- 4.8-21 Incorporate employee locker/shower/changing facilities into all non-residential buildings in the commercial portions of the Specific Plan area. (Maximum trip reduction potential of 1.0 percent)
- 4.8-22 Plant and maintain shade trees and shrubs to reduce heat buildup on structures. (Maximum trip reduction potential of 0.5 percent)
- 4.8-23 The master developer shall work with the California Department of Transportation (Caltrans) to establish a park-and-ride lot in or near the Specific Plan area. (Maximum trip reduction dependent on number of spaces in park and ride lot and the average length of the vehicle trips generated by the project)

The potential maximum trip reduction potential of each of these measures identified in the EIR is also noted above. As planned and proposed The Collection landscape plan includes shade trees that implement **Mitigation Measure 4.8-22**.

The APCD Air Quality Assessment Guidelines state that operational emissions include emissions associated with motor vehicle trips generated by or attracted to land uses, and from dust generated by motor vehicles associated with the project on paved or unpaved roads. For many land uses, motor vehicle trips are often the primary source of emissions associated with the project. These motor vehicle trip emissions associated with land uses are often referred to as "indirect sources" of emissions. Broadly speaking, mitigation measures to reduce emissions from project operation include strategies that reduce vehicle trips or vehicle miles traveled (VMT), use of low emission vehicles, and measures that improve traffic flow or reduce congestion.

The Guidelines provide a list of standard operational measures intended to reduce vehicle trips and information on the maximum amount of trip reduction associated with each of these measures expressed as a percentage. These measures include "Environmental Factors" consisting of design features that will enhance walking and use of bicycles and transit as an alternative to autos, and "Vehicle Trip Mitigation" measures which either reduce the number of vehicle trips associated with a project or the length of these trips.

The maximum trip reduction associated with the provision of on-site child care on or within 0.5 mile of a commercial center, as included in **Mitigation Measure 4.8-20** is 1 percent. The maximum trip reduction associated with the provision of lockers and showers for employees in a commercial center, as included

in **Mitigation Measure 4.8.21** is also 1 percent. These "Vehicle Trip Mitigation" measures would result in a 2 percent reduction in vehicle trips. Provision of shade trees as included in **Mitigation Measure 4.8-22**, which also shade sidewalks, is an "Environmental Factor" that encourages pedestrian travel. As indicated above, The Collection landscape plan includes shade trees that implement **Mitigation Measure 4.8-22**. Enhancing the pedestrian environment in this manner can result in up to a 0.5 percent reduction in vehicle trips.

The effectiveness of the provision of a park and ride lot, as included in **Mitigation Measure 4.8-23** is determined based on the number of parking spaces provided and the average length of trips associated with the project.

Air Quality Mitigation Measures included in the Collection at Riverpark

The Collection at Riverpark includes a variety of air quality mitigation measures including "Environmental Factors" intended to facilitate and encourage pedestrian travel, bicycle and transit use, and "Vehicle Trip Mitigation" measures intended to reduce the amount of vehicle trips associated with the proposed commercial uses. These measures and the maximum trip reduction potential of these features of the project as identified in the Ventura County Air Quality Assessment Guidelines include:

Provision of transit shelters, benches and related improvements	2.00%
Provision of street lighting	0.50%
Provision of route signs and displays	0.50%
Provision of bus turnouts	1.00%
Provision of wide sidewalks and on-site pedestrian facilities	1.00%
Provision of shade trees to shade sidewalks	0.50%
Provision of pedestrian safety designs/infrastructure at crossing	0.50%
Articulated storefront display windows for visual interest	0.25%
No long uninterrupted walls along pedestrian access routes	0.25%
Provision of bike lanes/paths connecting to bikeway system	2.00%
Shuttle/minibus service to the SCAT transfer station at the Esplanade	2.00%
Charge for customer parking ¹	1.00%
<u>Lunch/shopping shuttle service</u>	<u>1.50%</u>
Total Maximum Trip Reduction	13.00%

The Collection at Riverpark includes one measures specifically intended to facilitate the use of bicycles for transportation: the provision of bike lanes and paths connecting to a bikeway system inside the

¹ The Ventura County Air Quality Assessment Guidelines indicate that charging \$1.00 per hour for parking will reduce the amount of trips associated with commercial uses by up to 11 percent. Of the 2,877 parking spaces to be provided in The Collection, 274 (approximately 9.5 percent of the total number of parking spaces) will be spaces with parking meters charging \$1.00 per hour for parking. As 9.5 percent of the total spaces would be metered, the amount of trip reduction would be approximately 1 percent of the total trips associated with these commercial uses (9.5 percent of the 11 percent total trip reduction potential for the entire project = 1 percent).

Riverpark community. As indicated above, this measure has the potential to reduce project vehicle trips by up to 2 percent.

The Riverpark Final EIR contains a different mitigation measure intended to facilitate bicycle transportation, the provision of lockers and showers in all non-residential buildings in the commercial portions of the Specific Plan Area. This maximum trip reduction potential of this measure, as identified in the Ventura County Air Quality Assessment Guidelines is 1 percent. Due to the design and configuration of the retail commercial buildings and the operational characteristics of the tenants, it is not feasible to incorporate lockers and showers into every individual non-residential building.

Overall, the design features incorporated into The Collection at Riverpark have the potential to reduce the amount of vehicle trips associated with these commercial uses up to 13 percent, which is greater than the 2.5 percent potential for the mitigation measures included in the Final EIR.

As proposed, The Collection at Riverpark will not result in any new significant air quality impacts, or any increase in severity of the air quality impacts identified in the Final EIR. In addition, The Collection at Riverpark incorporates all feasible mitigation measures and will mitigate the air quality impacts of the proposed commercial uses to a greater degree than the mitigation program included in the Final EIR.