

**Addendum No. 5 to the
Riverpark Project
Final Environmental Impact Report**

State Clearinghouse No. 2000051046

Prepared For:

City of Oxnard
Community Development Department
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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*. 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 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, defines the uses allowed in each district, and development standards and design guidelines. The Riverpark EIR addressed the potential environmental effects of the proposed Specific Plan and 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.

This Addendum addresses a proposed amendment to the Owner Participation Agreement and an amendment to the Memorandum of Understanding (MOU) between the Oxnard Community Development Commission (CDC) and the applicant. Under the amended agreements, the CDC would provide \$12 million in financing to be used for the construction of public infrastructure, parking facilities, and improvements that would support the Riverpark commercial project in accordance with the Community Redevelopment Law. These public improvements would include a 500-space parking structure within the primary commercial district, Planning District D, of the Riverpark Specific Plan. The parking structure would be located on the southwest corner of the intersection of Danvers River Drive and Riverpark Boulevard within Planning District D as shown in **Figure 1, Location of Proposed Parking Structure in Riverpark Land Use Plan**. The proposed parking structure would not exceed 45 feet in height and would be designed and developed in accordance with the applicable standards and regulations in the Riverpark Specific Plan.

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

Legend

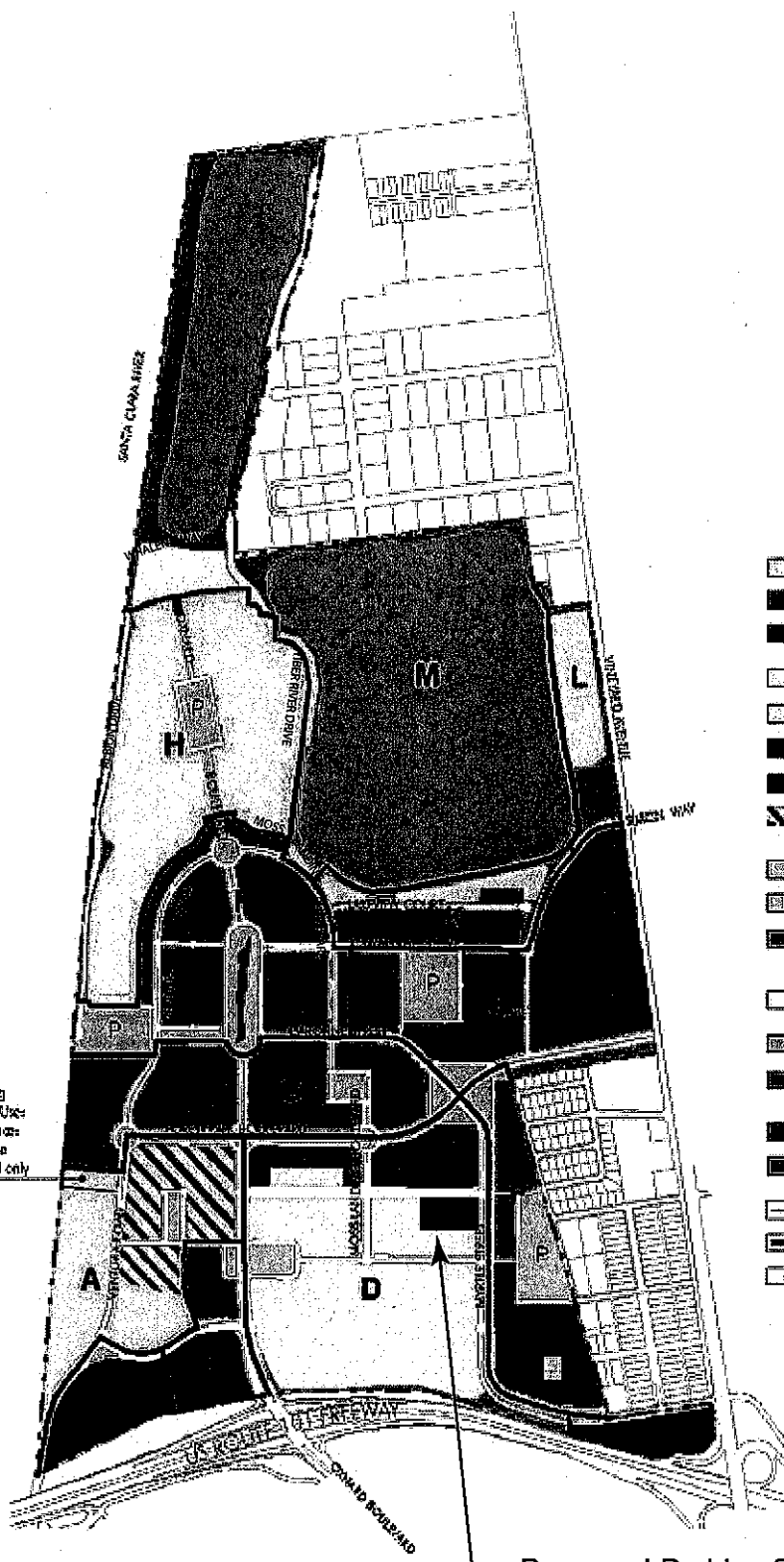
Planning Districts

- A Mixed Use/Office District
- B West Peripheral Commercial District
- C Conventions/ Hotel District
- D Town Square Commercial District
- E East Peripheral Commercial District
- F Vineyard 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: Conventions/ 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)



Proposed Parking Structure



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 contains standards for the location and development of parking structures. The Specific Plan permits development of parking structures in Planning District D – Town Square Commercial District.¹ **Figure 2, Location of Proposed Parking Structure in Planning District D**, shows the location of the proposed parking structure in relation to the parking plan for Planning District D within the Riverpark Specific Plan.

The Riverpark Specific Plan also contains development standards for commercial development that address parking structures.² These standards state that where parking structures are provided:

- Parking structures should be sited to avoid obstructing the public view and casting shadows on ground-floor pedestrian-oriented uses.
- The maximum allowable height for above-grade parking structures shall be limited to forty-five (45) feet to the top floor level, measured from grade.
- Vehicle access should not be located along pedestrian-oriented frontages. Wherever possible, access should be via service roads, alleys, and street frontages that do not contain pedestrian-oriented uses.
- Where possible, the ground level of parking structures along public streets and paseos should include active pedestrian uses, entrances, and arcades. Active pedestrian uses may include, but are not limited to restaurants, ready-to-eat food sales, retail sales, and personal services.
- Consideration should be given to building permitted uses, such as retail and office, directly attached or “laminated” to the parking structure. These are distinguished from incorporating uses on the ground floor of a parking structure. This “laminating” of the parking structure with other uses will help to integrate the parking structure with the overall development.
- Parking structures which primarily serve a building or group of buildings in a development shall be compatible in architectural design, scale, and materials with the architecture of the served building(s).
- Ramps, cars, and sources of artificial lighting shall be minimally visible from public ways and open spaces.

¹ Riverpark Specific Plan, Page 2.17. See **Appendix A**.

² Riverpark Specific Plan, Page 3.14. See **Appendix A**.

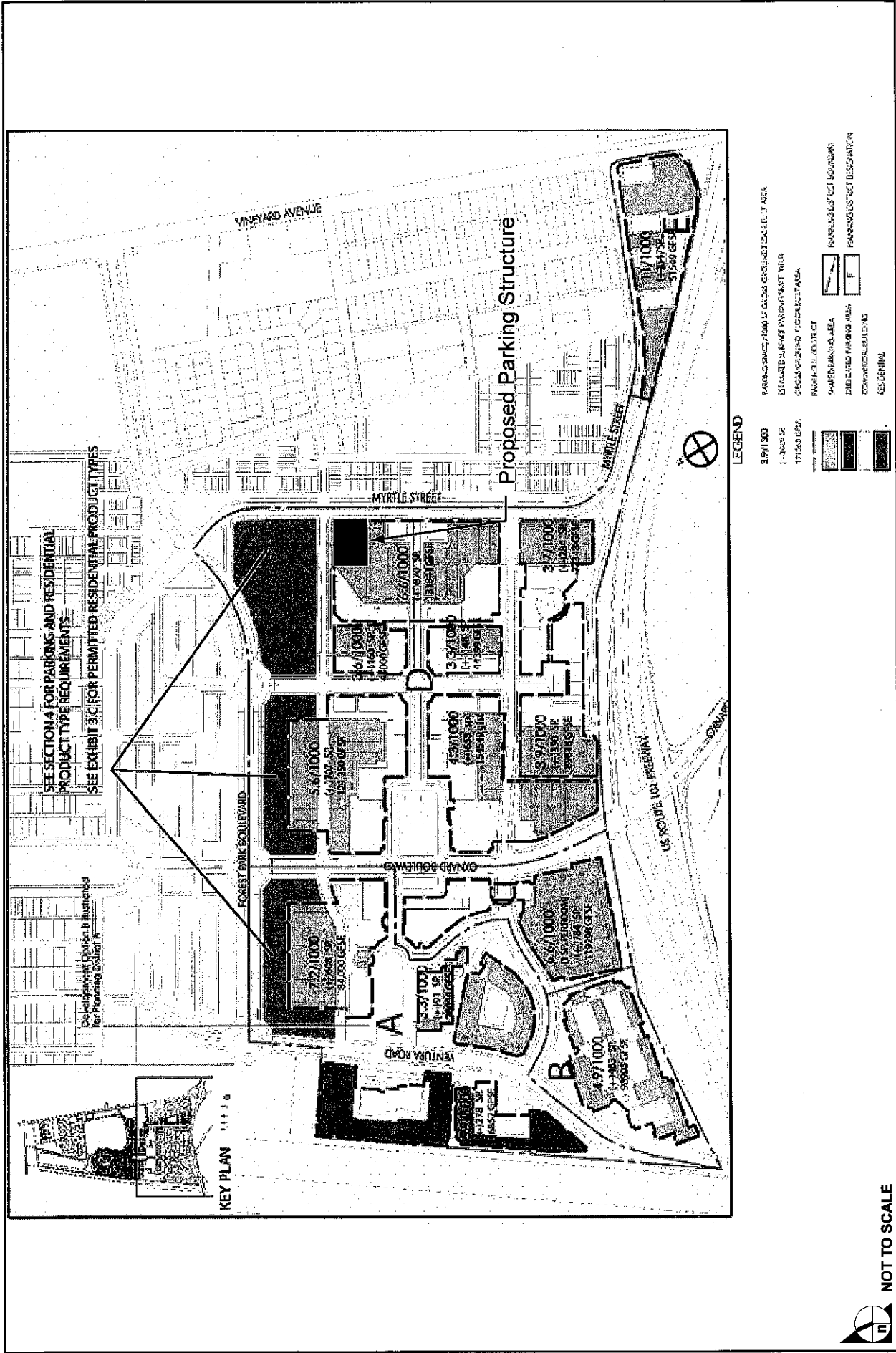


FIGURE 2

Location of Proposed Parking Structure in Planning District D

This Addendum to the Final EIR has been prepared because (1) no substantial changes would result from the proposed amendments to the OPA and related MOU which would require major revisions of the Final EIR due to 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 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 the proposed amendments to the OPA and the related MOU. The funding to be provided through these amendments would facilitate the construction of public improvements that are consistent with the adopted Riverpark Specific Plan. The 500 space parking structure that would be funded under the amended agreements would be built in a location identified in the Specific Plan for parking facilities. The structure will also be designed in conformance with the applicable standards for parking structures contained in the Specific Plan.

For these reasons, approval of the proposed amendments to the OPA and MOU would not result in any new significant impacts not identified in the certified Final EIR for the Riverpark Project.

APPENDIX A

Riverpark Specific Plan Pages

LAND PLANNING DISTRICT **D**: Town Square Commercial District

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

<i>Permitted Land Use</i>	<i>Allowed Use</i>																																
COMMERCIAL: REGIONAL Retail/Entertainment	<p>Retail stores or businesses not involved with any kind of manufacture, processing or treatment of products other than incidental to the retail business conducted on the premises; and provided that not more than five (5) persons are employed in the manufacture, processing or treatment of products, and that such operations or products are not objectionable due to noise, odor, dust, smoke, vibration, or other similar causes. Acceptable uses include, but are not limited to:</p> <table border="0"> <tr> <td>Antique store</td> <td>Music store selling recorded music and/or instruments, including incidental musical and vocal instruction</td> </tr> <tr> <td>Apparel, clothing and millinery store</td> <td>and vocal instruction</td> </tr> <tr> <td>Art studio or gallery</td> <td>Newsstand</td> </tr> <tr> <td>Delicatessens and sandwich shops</td> <td>Parking structures</td> </tr> <tr> <td>Electronics, television, and radio store, including incidental repair.</td> <td>Pet store</td> </tr> <tr> <td>Expo Pavilions</td> <td>Photographic equipment and sales</td> </tr> <tr> <td>Florist</td> <td>Police substation</td> </tr> <tr> <td>Food and Wine Exposition</td> <td>Post Office</td> </tr> <tr> <td>Furniture store</td> <td>Post offices and mailing services</td> </tr> <tr> <td>Gift store</td> <td>Public Library</td> </tr> <tr> <td>Health centers and clubs</td> <td>Restaurants</td> </tr> <tr> <td>Hobby shop</td> <td>Shoe store</td> </tr> <tr> <td>Interior decorating service</td> <td>Sporting goods store</td> </tr> <tr> <td>Jewelry store</td> <td>Stationary and card sales</td> </tr> <tr> <td>Luggage store</td> <td>Toy store</td> </tr> <tr> <td></td> <td>Travel and ticket agencies</td> </tr> </table> <p>Similar uses as determined acceptable by the Director of the Development Services Dept. of the City of Oxnard.</p>	Antique store	Music store selling recorded music and/or instruments, including incidental musical and vocal instruction	Apparel, clothing and millinery store	and vocal instruction	Art studio or gallery	Newsstand	Delicatessens and sandwich shops	Parking structures	Electronics, television, and radio store, including incidental repair.	Pet store	Expo Pavilions	Photographic equipment and sales	Florist	Police substation	Food and Wine Exposition	Post Office	Furniture store	Post offices and mailing services	Gift store	Public Library	Health centers and clubs	Restaurants	Hobby shop	Shoe store	Interior decorating service	Sporting goods store	Jewelry store	Stationary and card sales	Luggage store	Toy store		Travel and ticket agencies
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Luggage store	Toy store																																
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RESIDENTIAL: HIGH																																	
OPEN SPACE: PARK SPACE	Parks																																
OPEN SPACE: MISCELLANEOUS																																	
Dry Swales/Detention Basins	Dry Swales/Detention Basins																																
OPEN SPACE: MISCELLANEOUS	Landscaped Buffer																																

Note:

* Civic Assembly use (educational, cultural, social, human services, civic assembly, not-for-profit organizations, governmental), On-Sale and Off-Sale Alcohol and Bars and Sports Bars are allowed subject to granting of a Specially Permitted Use Permit based on conditions identified in Section 7.

finding, lighting of streets, sidewalks, bike paths and trails, street striping, and "eyes on the street" provided by the compact residential and commercial development.

□ **Parking:** The parking standards defined by this Specific Plan for each use shall be met by attractive, convenient, well-landscaped and lighted, and safe parking areas. Three parking strategies shall be used in the commercial areas of RiverPark: shared parking fields, dedicated parking lots, and dedicated residential parking in Planning Districts A and D. See Section 6 for the Parking Master Plan.

□ **Parking Structures:** Where parking structures are provided:

- Parking structures should be sited to avoid obstructing the public view and casting shadows on ground-floor pedestrian-oriented uses.
- The maximum allowable height for above-grade parking structure shall be limited to forty-five (45) feet to the top floor level, measured from grade.
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● Parking structures which primarily serve a building or group of buildings in a development shall be compatible in architectural design, scale and materials with the architecture of the served building(s).

● Ramps, cars and sources of artificial lighting shall be minimally visible from public ways and open spaces.

□ **Signage and Lighting:** Signage and lighting standards are located in Section 5.

□ **Mechanical Equipment Screening:** All mechanical equipment must be screened from public view using screening devices consistent with the adjacent architectural design.

3.4 STANDARDS FOR SPECIFIC PLANNING DISTRICTS

3.4.1 Standards Exclusive to Planning District A

□ **Allowed Development Options:** Planning District A contains Office: Commercial and an area designated as mixed-use (Exhibit 2.B). Within the mixed-use area, two alternate mix of uses are allowed: Development Option A: All Residential and Development Option B: Commercial/Residential. Both options are illustrated in Section 2. The requirements for Development Option A and the residential product types in Planning District D are included in Section 4. The requirements for Development Option B (see plan in this Section) follow. Note that the parcel and road layout within the mixed-use portion of Planning District A differs according to the development option chosen.

□ **Location of Streets Open Space and Land Uses:** Development Option B requires the location of streets and open space, as well as the distribution of land uses, as shown in the following graphic; Development Option B Commercial Residential.

□ **Residential Land Use and Product Types:** The Permitted residential land use is Residential: High. The regulations for each building type are located in Section 4.

RIVERPARK SPECIFIC PLAN

August 27, 2002



prepared for RiverPark Development, LLC by AC Martin Partners with

RTKL / EDSA / CRAIN AND ASSOCIATES / WILLIAM HEZMALHALCH ARCHITECTS / HUITT-ZOLLARS