

**Addendum No. 6 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

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**December 2007**

## INTRODUCTION

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 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 an 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 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, with the overall amount of residential development allowed in the Specific Plan Area limited to 2,805 units and the maximum amount of commercial development limited to 2.485 million square feet.

This Addendum evaluates a minor amendment to the adopted RiverPark Specific Plan to change the intensity of the residential uses currently allowed by the Specific Plan in Planning District A, the Mixed-Use/Office District and Planning District F, the Vineyards Neighborhood District.

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

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

Legend

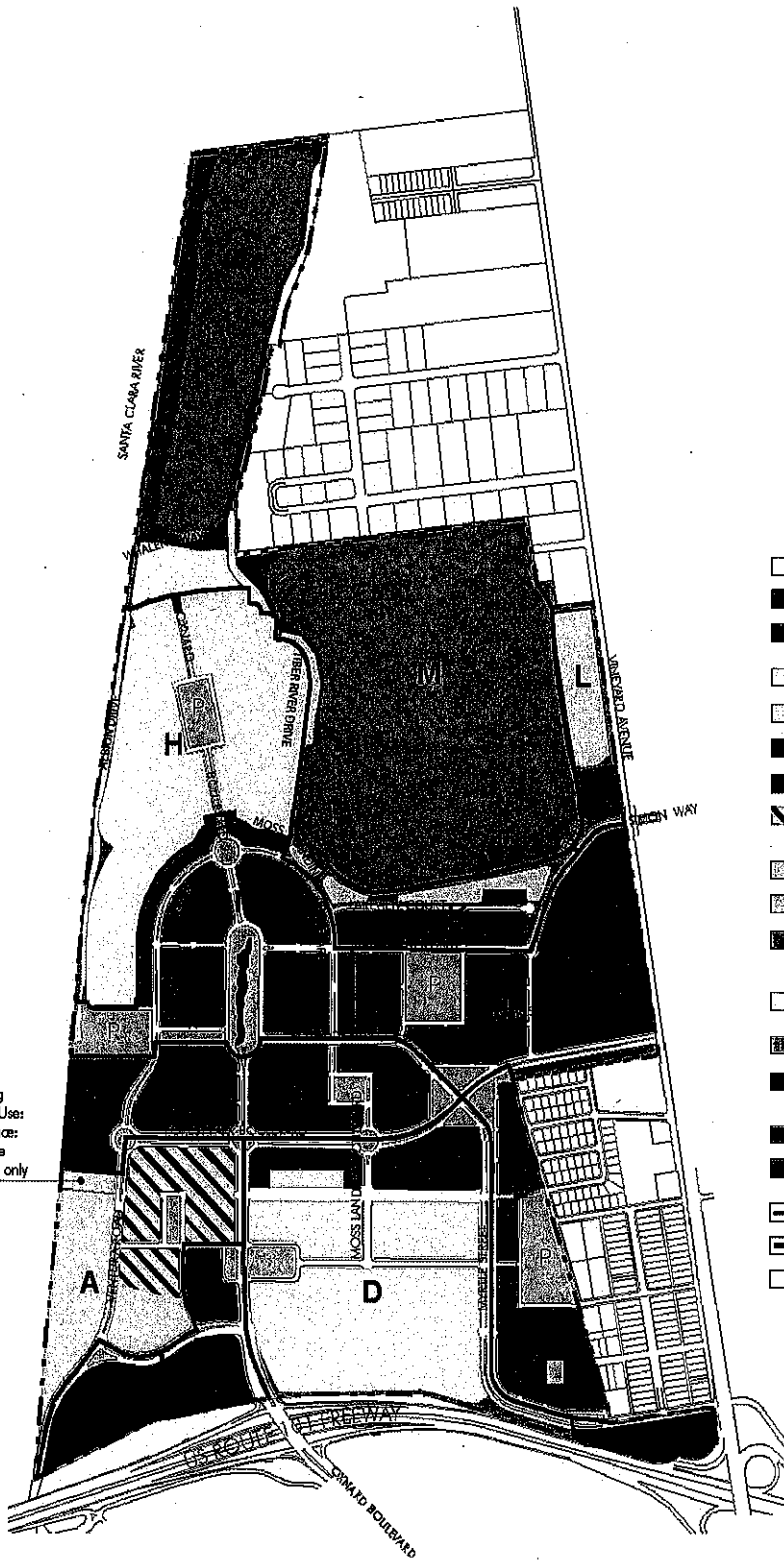
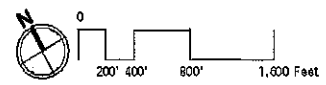
Planning Districts

- 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 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 <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>4</sup>	317-440
	Subtotals	21.1	20	
	Development Option B: Commercial/Residential			
	COMMERCIAL: OFFICE	14.4	30 <sup>5</sup>	
	RESIDENTIAL: HIGH <sup>3</sup>	4.7	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: Development Option A	47.5	41	317-440
	Development Option B	47.5	791	100-150
<b>B</b>	<b>West Peripheral Commercial District</b>			
	COMMERCIAL: REGIONAL	13.8	260	
	Subtotals Planning District B	13.8	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>4</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	330-480
<b>E</b>	<b>East Peripheral Commercial District</b>			
	COMMERCIAL: REGIONAL	8.9	130	
	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>6</sup>	140-260
	RESIDENTIAL: MEDIUM <sup>3</sup>	15.5	5 <sup>8</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	240-450
<b>G</b>	<b>Village Square Neighborhood District</b>			
	RESIDENTIAL: MEDIUM <sup>3</sup>	37.6	20 <sup>8</sup>	375-425
	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	430-470
<b>H</b>	<b>RiverPark Crescent Neighborhood District</b>			
	RESIDENTIAL: LOW MEDIUM	74.7	NA	425-455
	OPEN SPACE: NEIGHBORHOOD PARKS	3.3	NA	
	Subtotals Planning District H	78.0		430-455
<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	6.5	NA	
	OPEN SPACE: MISCELLANEOUS: WATER FEATURE	1.4	NA	
	Subtotals Planning District I	57.5	10	375-510
<b>J</b>	<b>RiverPark Mews Neighborhood District</b>			
	RESIDENTIAL: MEDIUM <sup>3</sup>	21.0	10 <sup>6</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>8</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: 761.9 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 outlined 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.

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 had 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 Final EIR; (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.

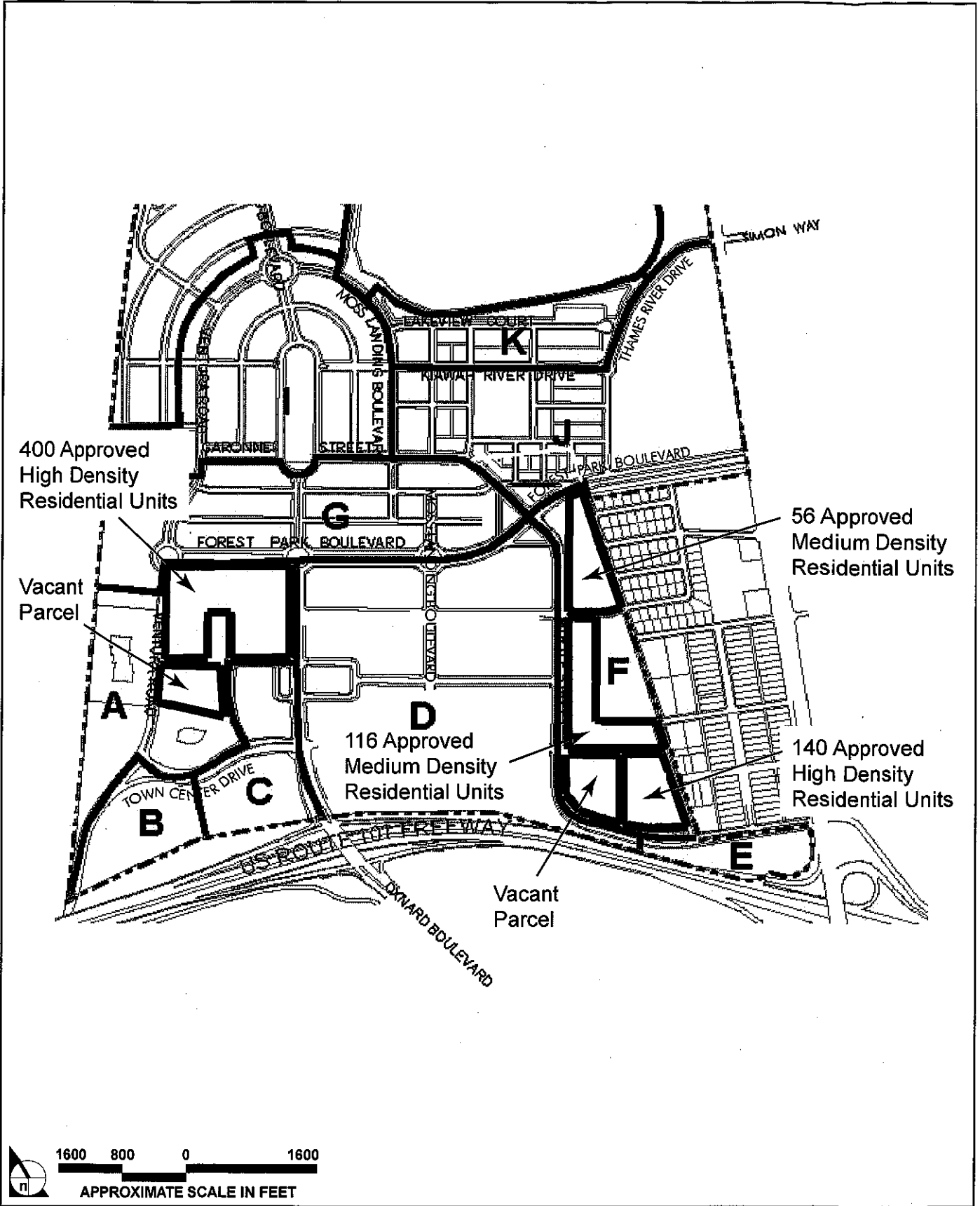
### **Proposed Specific Plan Amendment**

The proposed amendment to the RiverPark Specific Plan would increase the amount of residential units allowed on the remaining land in Planning Area A, the Mixed-Use/Office District and Planning Area F, the Vineyards Neighborhood District. **Figure 3** shows the status of development in the mixed-use portion of District A and in District F.

As shown in **Figure 1**, the RiverPark Specific Plan currently allows a mix of high-density residential uses and commercial office uses on a portion of Planning Area A. The Land Use Summary by Planning District table shown in **Figure 2** defines two allowable development scenarios on the 21.1 gross acres where a mix of residential and commercial office uses is allowed.

Development Option A designates these 21.1 gross acres for high-density residential uses, defined in the Specific Plan as residential development at a density of between 18 and 30 dwelling units per acre, and allows development of a maximum of 440 residential units on these 21.1 acres.

Development Option B designates 6.7 gross acres for high-density residential uses and allows development of a maximum of 150 residential units on these 6.7 acres. This option designates the remaining 14.4 acres for commercial office use and allows a maximum of 360,000 square feet of office development on these 14.4 acres. There is currently a 400-unit residential project under construction immediately south of Forest Park Boulevard in this mixed-use area.



SOURCE: AC Martin Partners - 2002, Impact Sciences, Inc. - December 2007

FIGURE 3

Development Status in Planning Areas A and F

The first component of the proposed Specific Plan Amendment would change the current Mixed-Use designation in Planning Area A to Residential: High, delete Development Option B from the Specific Plan, and increase the total amount of residential units allowed on the 21.1 acres from 440 units to 600 units. Since a 400-unit project is currently under construction in this portion of the Specific Plan Area, this would allow development of a residential project containing up to 200 units on the remaining portion of this district designated as Residential: High.

The RiverPark Specific Plan currently designates Planning District F for development of medium- and high-density residential uses as shown in **Figure 1**. The Specific Plan currently designates 12.3 gross acres of District F as Residential: High and permits the development of a maximum of 260 units. To date, 140 high-density uses have been approved in this portion of the Specific Plan Area.

The Specific Plan also designates 15.5 acres of District F as Residential: Medium and allows a maximum of 190 units. Two projects that together contain 172 medium-density residential units have been approved on these 15.5 acres.

The second component of the proposed Specific Plan Amendment would reduce the maximum amount of medium-density residential units permitted in Planning District F from the 190 units currently permitted to the 172 units approved, and increase the amount of high-density units permitted from 260 units to 310 units. As 140 high-density units have been approved in this district, this would allow development of a residential project containing up to 170 units on the remaining portion of this district designated as Residential: High.

## **Environmental Analysis**

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. The type of residential uses that would be permitted by the proposed amendment would be consistent with the current land use plan and the standards for medium- and high-density residential development as defined in the Specific Plan.

The Specific Plan currently permits high density residential uses in Planning Area A at a density of 18 to 30 units per gross acres. Under Development Option A as defined in the Specific Plan, the maximum number of residential units allowed on the 21.1 acres where high-density residential development is permitted is 440 units. This is equivalent to a density of 21 units per gross acre, within the 18 to 30 units per acre allowed by the Residential: High designation as defined in the Specific Plan. The proposed amendment would increase the amount of high-density residential units allowed in this 21.1-acre portion of the Specific Plan area to 600 units. The resulting density would be 28 units per acre, which is within the 18 to 30 units per acre allowed by the Residential: High designation.

The Specific Plan also currently allows high-density residential uses on 12.3 acres of Planning District F at a density of 18 to 30 units per gross acre. Currently a maximum of 260 units is allowed in this portion of District F. This is equivalent to a density of 21 units per gross acre, within the 18 to 30 units per acre allowed by the Residential: High designation as defined in the Specific Plan. The second component of the proposed amendment to the Specific Plan would increase the amount of high-density residential units allowed in this 12.3-acre portion of District F to 310 units. The resulting density would be 25 units per acre, which is within the 18 to 30 units per acre allowed by Residential: High designation.

The proposed amendment would reduce the amount of traffic that would be generated by the Specific Plan. **Table 1** provides a comparison of the amount of traffic that would be generated by the mix of uses currently allowed by the Specific Plan in these districts with the land uses that would be allowed under the proposed specific plan amendment.

**Table 1  
Trip Generation Comparison**

<b>Trip Generation Rates</b>					
	<b>AM Peak Hour</b>		<b>PM Peak Hour</b>		<b>Daily</b>
	<b>In</b>	<b>Out</b>	<b>In</b>	<b>Out</b>	<b>ADT</b>
Multi-Family Residential	0.20	0.46	0.53	0.33	8.01
Office (per 1,000 s. f.)	1.69	0.21	0.32	1.55	14.03
<b>Trip Generation - Current Specific Plan</b>					
	<b>AM Peak Hour</b>		<b>PM Peak Hour</b>		<b>Daily</b>
<b>Planning District A - Development Option 2</b>					
	<b>In</b>	<b>Out</b>	<b>In</b>	<b>Out</b>	<b>ADT</b>
150 MF Residential Units	30	69	80	50	1,202
Office 360,000 s. f.	608	76	115	558	5,051
<b>Total District A</b>	<b>638</b>	<b>145</b>	<b>195</b>	<b>608</b>	<b>6,253</b>
<b>Planning District F</b>					
450 MF Residential Units	761	95	144	698	6,314
<b>Total Districts A and F</b>	<b>1,399</b>	<b>240</b>	<b>339</b>	<b>1,306</b>	<b>12,567</b>
<b>Trip Generation - Proposed Specific Plan Amendment</b>					
	<b>AM Peak Hour</b>		<b>PM Peak Hour</b>		<b>Daily</b>
<b>Planning District A - Development Option 2</b>					
	<b>In</b>	<b>Out</b>	<b>In</b>	<b>Out</b>	<b>ADT</b>
600 MF Residential Units	120	276	318	198	4,806
<b>Planning District F</b>					
482 MF Residential Units	96	222	255	159	3,861
<b>Total Districts A and F</b>	<b>216</b>	<b>498</b>	<b>573</b>	<b>357</b>	<b>8,667</b>

Source: Impact Sciences, Inc. December 2007



This table uses the trip generation rates from the traffic analysis in the RiverPark Specific Plan EIR to compare the amount of daily and peak-traffic-hour trips that would be generated by Development Option B in District A, and the number of residential units currently allowed in District F, with the trips that would be generated by the number of residential units that would be permitted in these districts with the proposed amendment to the Specific Plan.

As shown in **Table 1**, the uses currently permitted in Districts A and F would generate over 12,500 daily trips, and approximately 2,100 AM peak-hour and 1,650 PM peak-hour trips. The proposed Specific Plan Amendment would permit a mix of residential uses that would reduce the amount of traffic generated in District F and the affected portion of District A to approximately 8,700 daily trips, 715 AM peak-hour Trips, and 930 PM peak-hour trips.

The reduction in trip generation would primarily result from the elimination of Development Option B in the Specific Plan, which currently allows development of up to 360,000 square feet of office uses in District A.

This amendment will not result in a substantial change in the distribution of traffic from these districts and, by reducing the amount of traffic generated by the project, will not result in any new significant traffic impacts not already identified in the certified RiverPark Final EIR.