

NOTICE OF COMPLETION

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 916/445-0613

See NOTE below
SCH # 2000051046

Project Title: RiverPark

Lead Agency: City of Oxnard Contact Person: Gary Sugano, Principal Planner
Street Address: 305 W. 3rd St., 2nd Floor Phone: (805).358-7858
City: Oxnard Zip: 93030 County: Ventura

Project Location

County: Ventura City/Nearest Community: Oxnard
Cross Streets: Vineyard Ave./US 101 Total Acres: 701
Assessor's Parcel No. _____ Section: _____ Twp. _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: 101/232 Waterways: Santa Clara River
Airports: _____ Railways: _____ Schools: _____

Document Type

CEQA:		NEPA:	
<input type="checkbox"/> NOP	<input type="checkbox"/> Supplement/Subsequent	<input type="checkbox"/> NOI	<input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> EIR (Prior SCH No.) _____	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	<input type="checkbox"/> Other _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Draft EIR		<input type="checkbox"/> FONSI	

Local Action Type

<input type="checkbox"/> General Plan Update	<input checked="" type="checkbox"/> Specific Plan	<input checked="" type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Annexation
<input checked="" type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input checked="" type="checkbox"/> Prezone	<input checked="" type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Develop.	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Land Division (Subdiv., Parcel Map, Tract Map, etc.)	<input type="checkbox"/> Other _____

Development Type

<input checked="" type="checkbox"/> Residential: Units <u>2,805</u> Acres <u>244</u>	<input type="checkbox"/> Water Facilities: Type _____ MGD _____
<input checked="" type="checkbox"/> Office: Sq.ft. <u>580,000</u> Acres <u>40</u> Employees _____	<input type="checkbox"/> Transportation: Type _____
<input checked="" type="checkbox"/> Commercial: Sq.ft. <u>1,905,000</u> Acres <u>147</u> Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ Watts _____
<input checked="" type="checkbox"/> Educational: Sq.ft. _____ Acres <u>41</u> Employees _____	<input type="checkbox"/> Waste Treatment: Type _____
<input checked="" type="checkbox"/> Recreational: Sq.ft. _____ Acres <u>84</u> Employees _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input checked="" type="checkbox"/> Other: <u>Fire Station - 3 Acres</u>	<input checked="" type="checkbox"/> Other: <u>Open Space - 182 Acres</u>

Project Issues Discussed in Document

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Agricultural Land	<input type="checkbox"/> Forest Land/Fire Haz	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Grndwtr
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Archaeology/Historical	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Cmp/Grdg	<input checked="" type="checkbox"/> Wildlife
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Growth Inducing
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Pop/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Land Use
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation	<input type="checkbox"/> Other _____

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., from a Notice of Preparation or previous draft document), please fill it in.

Present Land Use/Zoning/General Plan Use

Approximately 269 acres of the project site is located within the City of Oxnard and is designated Regional Commercial, Commercial Office, and Business and Research Park uses. This portion of the project site is contained within the existing Oxnard Town Center Specific Plan Area and the City's Historic Enhancement and Revitalization of Oxnard (HERO) Redevelopment Project Area. This adopted Specific Plan allows development of up to 4.4 million square feet of commercial and industrial space. This part of the site is already partially developed with streets, utilities and two mid-rise commercial office buildings.

The remaining 432 acres of the site consists of an existing sand and gravel mine site and two drainage basins. This part of the site is currently located outside the City's boundary and is designated as Open Space-Mineral Resource and Open Space-Buffer on the Oxnard 2020 General Plan land use map. This area is also designated with a Planning Reserve Overlay as defined by the Oxnard 2020 General Plan. This Planning Reserve Overlay was placed on certain open space areas contiguous to developed portions of the City to indicate that these areas may be considered for urbanization during the term of the 2020 General Plan.

A variety of Zoning designations currently apply to the land within the proposed Specific Plan. The majority of RiverPark Area 'A' is zoned by the City as the Oxnard Town Center Specific Plan. The remaining land in RiverPark Area 'A', located between the Ventura Freeway, Vineyard Avenue and Myrtle Street is currently zoned C-2-PD (General Commercial - Planned Development) and R-1 (Single-Family Residential). RiverPark Area 'B' is zoned by the City as C-R (Community Reserve), and M-1-PD (Light Manufacturing-Planned Development). That portion of RiverPark Area 'B' which contains the sand and gravel mine is currently designated Open Space (O-S) with a Mineral Resource Protection Overlay by the County of Ventura. Mining has been completed on the site.

Project Description

The RiverPark Specific Plan would permit the development of an integrated mixed-use community consisting of open space, residential, commercial, and public facilities uses. The community design of RiverPark follows the design principles of the 'New Urbanism' and 'Smart Growth' movements, which emphasize the importance of mixed land uses, communities scaled for pedestrian movement, limiting automobile usage and the importance of physical design in creating communities that people want to live, work, and shop in. The RiverPark community would be made up of four basic land uses: (1) the commercial area proposed within the southern portion of RiverPark Area 'A'; (2) the residential neighborhoods proposed to the north and east of the commercial areas; (3) the open space area proposed in the northern portion of the Specific Plan Area; and (4) public facilities. These land use areas would be linked and unified by a landscaped pedestrian, bicycle, and vehicular circulation system. The existing mine pits on the site will be reclaimed as water storage and recharge basins to provide for additional recharge of the Oxnard Aquifer System.

Reviewing Agencies Checklist

KEY

S = Document sent by lead agency

X = Document sent by SCH

✓ = Suggested distribution

Resources Agency

___ Boating & Waterways

S Coastal Commission

S Coastal Conservancy

___ Colorado River Board

✓ Conservation

S Fish & Game

___ Forestry

✓ Office of Historic Preservation

___ Parks & Recreation

✓ Reclamation

___ S.F. Bay Conservation & Development Commission

✓ Water Resources (DWR)

Business, Transportation & Housing

___ Aeronautics

___ California Highway Patrol

S Caltrans District # 7

✓ Department of Transportation Planning (headquarters)

✓ Housing & Community Development

Food & Agriculture

Health & Welfare

___ Health Services

State & Consumer Services

___ General Services

✓ OLA (Schools)

Environmental Protection Agency

✓ Air Resources Board

✓ APCD/AQMD

___ California Waste Management Board

___ SWRCB: Clean Water Grants

___ SWRCB: Delta Unit

✓ SWRCB: Water Quality

___ SWRCB: Water Rights

S Regional WQCB #4 Los Angeles

Youth & Adult Corrections

___ Corrections

Independent Commissions & Offices

___ Energy Commission

✓ Native American Heritage Commission

S Public Utilities Commission

___ Santa Monica Mountains Conservancy

___ State Lands Commission

___ Tahoe Regional Planning Agency

___ Other _____

Public Review Period (to be filled in by lead agency)

Starting Date December 7, 2001

Ending Date January 21, 2001

Signature _____

Date December 5, 2001

Gary Sugano, Principal Planner

Lead Agency (Complete if applicable):	For SCH Use Only:
Consulting Firm: <u>Impact Sciences, Inc.</u>	Date Received at SCH _____
Address: <u>30343 Canwood St., Suite 210</u>	Date Review Starts _____
City/State/Zip: <u>Agoura Hills, Ca. 91301</u>	Date to Agencies _____
Contact: <u>Tony Locacciatto</u>	Date to SCH _____
Phone: <u>(818).879.1100</u>	Clearance Date _____
Applicant: <u>RiverPark, LLC</u>	Notes:
Address: <u>304 S. Broadway, Suite 400</u>	
City/State/Zip: <u>Los Angeles/CA/90013</u>	
Phone: <u>(213) 346-9030</u>	