

PLANNING COMMISSION STAFF REPORT

TO: Planning Commission

FROM: Michael Lackmann, Associate Planner

DATE: September 3, 2026

SUBJECT: **Project Name: 805 Commissary;** Planning and Zoning Permit No. 25-550-01
Major Modification, Property Located at 2958 Sturgis Road.

- 1) **Recommendation:** That the Planning Commission:
 - a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and
 - b) Adopt a resolution recommending that the Planning Commission approve Planning and Zoning Permit No. 25-550-01 (Major Modification), subject to certain findings and conditions.

- 2) **Project Description and Applicant:** A request to increase the number of Mobile Food Facilities stored on site from 30 to 60. Fourteen out of the sixty Mobile Food Facilities are proposed to be stored inside the existing building. Associated changes to the parking area will include restriping, landscaping, gates, and 12 additional parking spaces for employees of Mobile Food Facilities. The application is also requesting a new trash enclosure, propane tanks, and interior revisions to the existing 13,700 square-foot warehouse building. Filed by designated agent Kevin Kohan, Elevated Entitlements, 5716 Corsa Avenue #291, Westlake Village, CA 91362, on behalf of the property owner Alvaro Melgoza, 2958 Sturgis Road.

- 3) **Existing & Surrounding Land Uses:** The existing site is currently developed with a 13,700 square-foot industrial tilt-up building with an associated vehicle wash bay. The site is zoned Light Manufacturing Planned Development (M1-PD) and it has been previously utilized as a Mobile Food Facility commissary. All surrounding sites are zoned Light Manufacturing Planned Development (M1-PD). To the east and south of the subject property, is a “Sysco” distribution and wholesale facility, which specializes in food products. To the west of the subject property are various manufacturing facilities, including those specializing in mechanical parts and metal. To the north of the subject property, are a variety of light industrial uses, including warehousing, manufacturing, and auto repair.

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Industrial Light	Light Manufacturing (M1-PD)	Commissary
North	Industrial Light	Light Manufacturing (M1-PD)	Light Manufacturing/Auto Repair
South	Industrial Light	Light Manufacturing (M1-PD)	Wholesale & Distribution

PZ 25-550-01, 805 Commissary

Planning Commission Date: September 3, 2026

Page 2

East	Industrial Light	Light Manufacturing (M1-PD)	Wholesale & Distribution
West	Industrial Light	Light Manufacturing (M1-PD)	Light Manufacturing

- 4) **Background Information:** On January 20, 2005, the City of Oxnard Planning Commission approved Planning and Zoning permit number 03-200-07 (Special Use Permit) to construct a 13,700 square-foot industrial tilt-up building and a 2,554 square-foot enclosed vehicle wash bay to operate a catering truck business. The project was approved to allow for the storage of a maximum of 30 catering trucks. Additionally, 49 standard vehicular stalls were constructed on the site, as well as associated landscaping. Minor Modification PZ No. 05-140-48 allowed for modifications to the approved site plan of 03-200-07. On September 23, 2008, Minor Modification PZ No. 08-140-41 was approved for a new front door entry, a 1,103 square-foot interior mezzanine for office space, and a new color scheme. The property has had previous Code Enforcement citations including but not limited to improper disposal of wastewater, unlicensed vendors operating out of the site, and unpermitted alterations to the existing building. As of 2025, as verified by Code Enforcement inspectors, the unpermitted alterations have been restored to their original condition.
- 5) **Environmental Determination:** In accordance with Section 15301, Class 1 of the State CEQA Guidelines, projects involving “interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances” may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). This proposal is not proposing any square-footage additions or increasing the building footprint. The physical alterations include landscaping, a new trash enclosure, two propane tanks, striping, light poles, and interior alterations. The increase of 30 additional Mobile Food Facilities to be stored on-site will have no negative effects on the development on-site and the surrounding area. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Planning Commission accept the Notice of Exemption (see Attachment C).
- 6) **Analysis:**
 - a) **General Discussion:** Pursuant to Oxnard City Code (OCC) Section 16-561, a Major Modification shall be handled in a manner similar to the initial application for the Special Use Permit. Major Modifications are those that involve substantial increases in coverage, major additions to the building or structures, creation of extra parking needs, traffic, or other site problems and shall be heard by the Planning Commission. The applicant requests a Major Modification to increase the amount of Mobile Food Facilities (MFFs) stored on-site from 30 to 60, thus triggering the creation of extra parking needs. Other associated site improvements include new propane tanks, a new trash enclosure, re-configuration of parking lot striping, and landscape improvements.
 - b) **General Plan Consistency:** The City’s 2030 General Plan land use designation for the subject site is for *Industrial Light* uses which allows for manufacturing uses where the principal activity occurs within a building, but also permits outdoor assembly, fabrication,

PZ 25-550-01, 805 Commissary

Planning Commission Date: September 3, 2026

Page 3

work/live, public services, and storage. Uses must follow high development and performance standards. Wholesale and retail sales and services related to the principal uses permitted. The site was previously approved for the same use as is being proposed in this Major Modification, which was for servicing of catering trucks and associated wholesaling of food to said catering trucks. The proposed modifications and addition of Mobile Food Facilities is permissible under the general plan designation of industrial light. Approval of this Major Modification permit has been determined to be consistent with the General Plan and the property's land use designation.

Consistency with the 2030 General Plan is defined by the relationship between 2030 General Plan policies and the proposed project. The three consistency classification levels are:

- I. Direct Applicability to a Proposed Project or Program (full text of the policy and an explanation).
- II. Related or Indirect Applicability to the Proposed Project or Program (policy title and an explanation for each or groups of related or indirectly related policies).
- III. No or Distant Applicability to the Proposed Project or Program (all policies not listed as Level I and II are assumed to be consistent).

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.7	I	Promote the use of the development patterns that are more compactly built and use space in an efficient aesthetic manner as part of the community vision.	The addition of 30 Mobile Food Facilities increases the density of the use. The screening and parking mitigation measures keep the aesthetic manner as part of the community vision.
CD-18.3	I	Improve communication between local businesses and governmental agencies to improve the business climate and to encourage retention and expansion of local businesses.	Through cooperation we have ensured that the business is accommodated while ensuring that negative impacts on the site are mitigated.
CD-14.1	I	In the evaluation of development proposals, continue to ensure that public and private development projects comply with City design policies, plans, and guidelines.	The project has undergone a Major Modification and the Development Advisory Committee. The project was reviewed and meets City design policies, plans, and guidelines.

- c) **Conformance with Zoning Development Standards:** The proposed development is located in the Light Manufacturing Planned Development (M1-PD) zone district. In accordance with the City Code, the proposed modifications and increase in Mobile Food Facilities stored onsite may be permitted with an approved Major Modification. There are no changes being proposed to the footprint of the existing building. All new

PZ 25-550-01, 805 Commissary

Planning Commission Date: September 3, 2026

Page 4

modifications to the site have been reviewed and meet the zoning requirements for the Light Manufacturing Planned Development Zoning District set forth by Oxnard City Code Sec. 16-164 & 165. These requirements include setbacks, height, lot coverage, All new / altered parking stalls meet the standards set forth by Oxnard City Code Chapter 16 Article X.

- d) **Site Design:** The site is currently occupied by a 13,700 square-foot warehouse building with accessory offices and a commercial kitchen and a separate 2,554 square-foot vehicle wash bay in the rear of the property. No alterations are being proposed to the footprint of the existing building and washbay. Two 17'5" height vertical propane tanks are proposed in the eastern portion of the property, which will be screened by a 16' height screen wall, which is to match the existing building in color and texture. The existing trash enclosure located in the western portion of the property is being removed and re-located to be adjacent and south of the existing vehicle wash bay. The new trash enclosure is to expand in size to accommodate the increase in Mobile Food Facilities stored onsite and to meet Environmental Resource's requirements for trash enclosures. Two new standard light poles are being proposed in the west of the property.
- e) **Circulation and Parking:** For the subject property of 2958 Sturgis Road, the proposed increase in the amount of Mobile Food Facilities stored on-site requires additional parking stalls for passengers/employees of the onsite Mobile Food Facilities. Oxnard City Code Sec. 16-622 states, "The parking requirements for uses not specifically listed in the table shall be determined by the approval body for the proposed use on the basis of requirements for similar uses, and on any traffic engineering and planning data that is appropriate to the establishment of a minimum requirement." The use itself (Commissary) is not listed as a use in the schedule of vehicle off-street parking requirements. The applicant provided a parking study as well as vital information on how the site is proposed to operate, such as hours of operation, site functionality, ratios of food trucks and trailers, etc. Staff performed independent research on parking requirements for similar uses throughout the region with comparable surrounding uses and infrastructure dynamics. Through cooperation with the applicant, a minimum parking requirement ratio for the use of storage of Mobile Food Facilities was determined. The parking requirement for the storage of Mobile Food Facilities is separate from the parking requirement for the existing warehouse building.

The request is for an additional 30 Mobile Food Facilities to be stored onsite. Based on information provided by the applicant, the Mobile Food Vendors either utilize their personal vehicle to tow the Mobile Food Facility, or swap parking spaces with the Mobile Food Facility, if said Mobile Food Facility is drivable on its own.

Additional employees of Mobile Food Facilities will need spaces to park their personal vehicles. The Commissary also serves as a location for food preparation and day-to-day vehicle maintenance (washing, stocking, etc.). Based on information provided by the applicant, the maintenance process typically takes around 15 - 30 minutes each day.

PZ 25-550-01, 805 Commissary

Planning Commission Date: September 3, 2026

Page 5

Therefore, there will be overlaps in time when both Mobile Food Facilities and the vendors personal vehicles will be onsite at the same time.

Based on the information discussed in the paragraphs above, the parking requirement ratio for the storage of Mobile Food Facilities was determined to be one passenger/employee parking stall for every five Mobile Food Facilities stored onsite. Since there are to be a maximum of 60 Mobile Food Facilities stored onsite, 12 additional passenger/employee parking stalls are required. These 12 parking stalls are located on the western end of the property. No Mobile Food Facilities are allowed to be stored in these 12 stalls. The 12 passenger/employee parking stalls will be striped to state, "PASSENGER PARKING ONLY". Please see the parking table below for a breakdown of the parking ratio for the storage of Mobile Food Facilities:

Land Use	Number of MFFs	Required Ratio	Required Parking
MFF Storage	60	1 Stall per 5 MFFs	12 Stalls

For the 60 Mobile Food Facility spaces, 46 of which are located outside in the rear of the property. 14 of the Mobile Food Facility spaces are located in the interior of the existing building. All spaces, both inside and outside, are to be striped accordingly. Additionally, all drive aisles must remain free and clear from obstruction apart from necessary loading and unloading activities. All Mobile Food Facilities are to be screened from public view.

The existing warehouse building is subject to the off-street parking requirements set forth by Oxnard City Code Sec. 16-622. There are a total of 23 parking spaces in the front of the property which are allocated to the existing warehouse building. There are no proposed modifications to the existing parking area located in the front of the property. See the table below for a breakdown of the warehouse building parking requirements:

Land Use	Building Area	Zoning Requirement	Required Parking
Office Space ^(a)	1,399 SF	1 space/250 SF	6 Spaces
Kitchen and Mezzanine	2,135 SF	1 space/500 SF	4 Spaces
Warehouse Space	10,910 SF	1 space/1,000 SF	11 Spaces
Total Parking Required:			21 Spaces

The commercial kitchen located in the existing warehouse building is subject to one vendor utilizing the commercial kitchen at any given time. Therefore, the commercial kitchen will not exacerbate the existing parking requirement for the warehouse building.

- f) **Landscaping and Open Space:** For this Major Modification, the proposed new landscaping being proposed is minimal. New landscaping in the form of landscape

PZ 25-550-01, 805 Commissary

Planning Commission Date: September 3, 2026

Page 6

fingers for altered parking areas is being proposed as is required by Oxnard City Code Sec. 16-641. All existing landscaping must be maintained as was previously entitled under Special Use Permit No. 03-200-07.

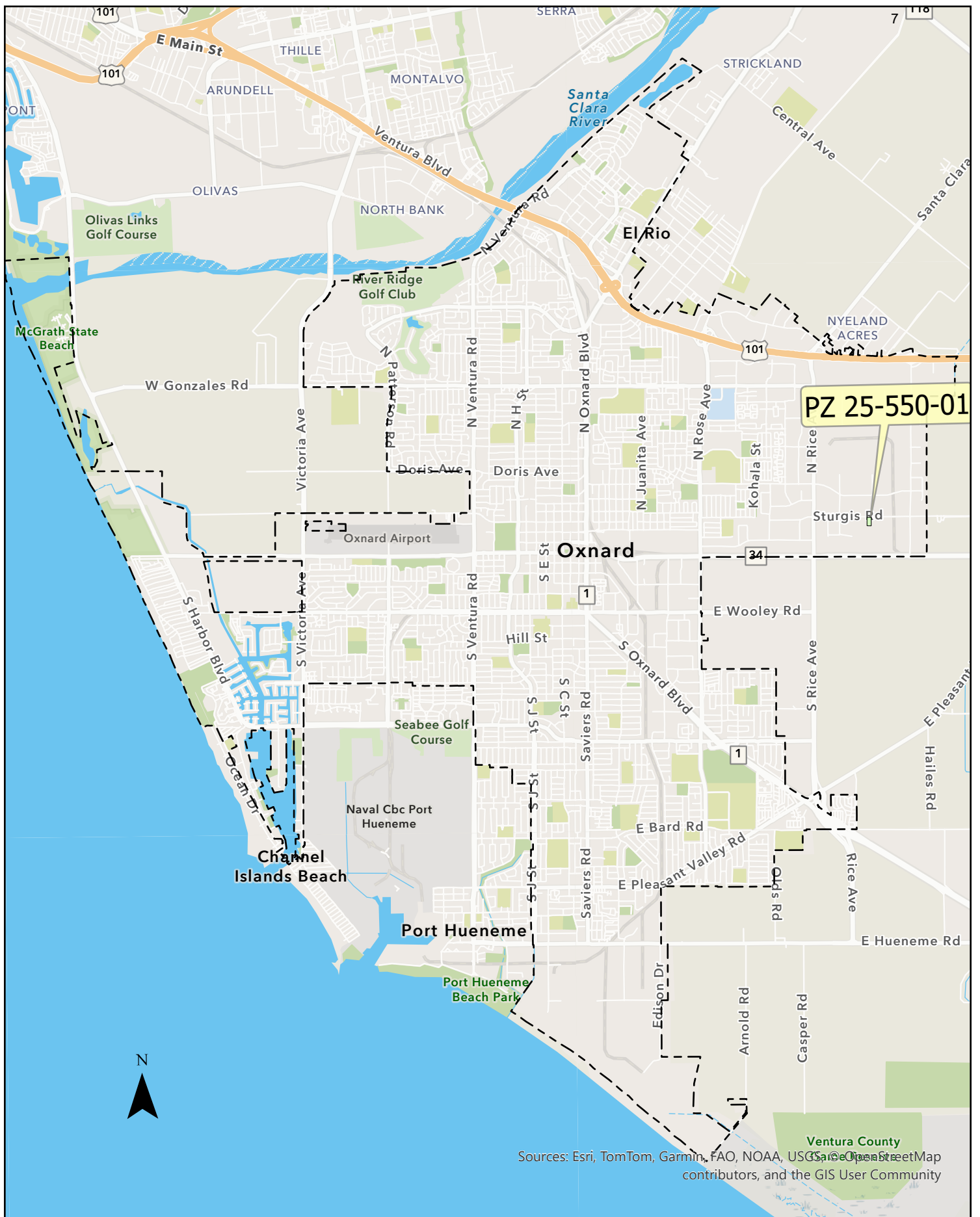
- 7) **Development Advisory Committee:** The Development Advisory Committee (DAC) reviewed this project on June 25th, 2025, February 2nd, 2026, and May 20th, 2026. An additional consent DAC review occurred on July 15th, 2026 . Recommendations of the DAC are included in the attached resolution(s).
- 8) **Community Workshop and Public Input:** The project is not located within a General Plan identified neighborhood; therefore, a Community Workshop was not conducted for the proposed project.

Consistent with public noticing requirements, the Planning Commission hearing was advertised in the newspaper, with an on-site posting, and by mail to property owners within 300 feet of the subject property. To date, Staff has not received any concerns or public comments regarding the proposed project.

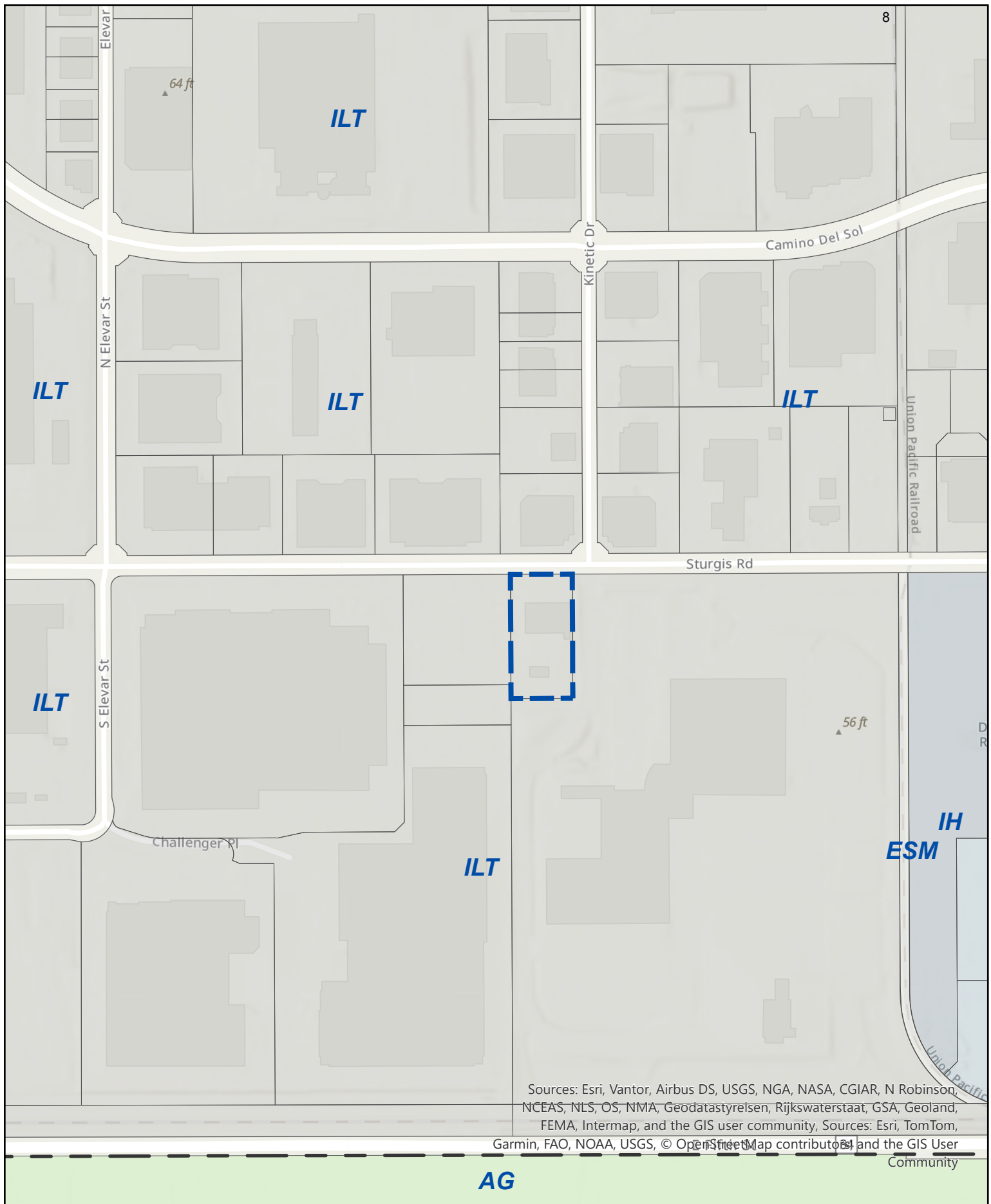
- 9) **Appeal Procedure:** In accordance with Section 16-545 of the City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period.

Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced Project Plans
- C. Notice of Exemption
- D. Parking Study
- E. Resolutions
- F. Presentation



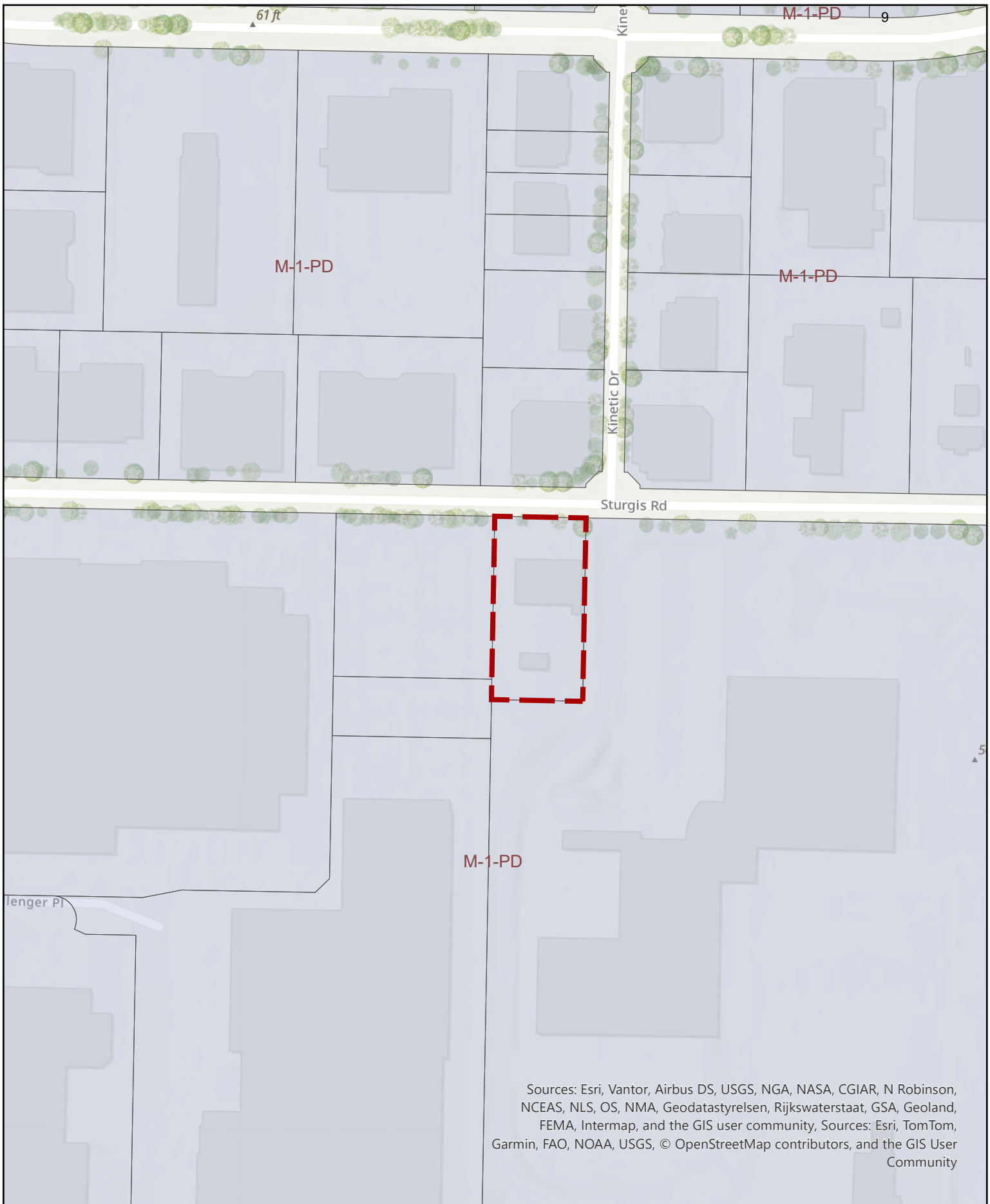
Vicinity Map



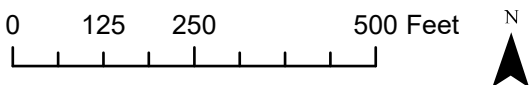
0 155 310 620 Feet



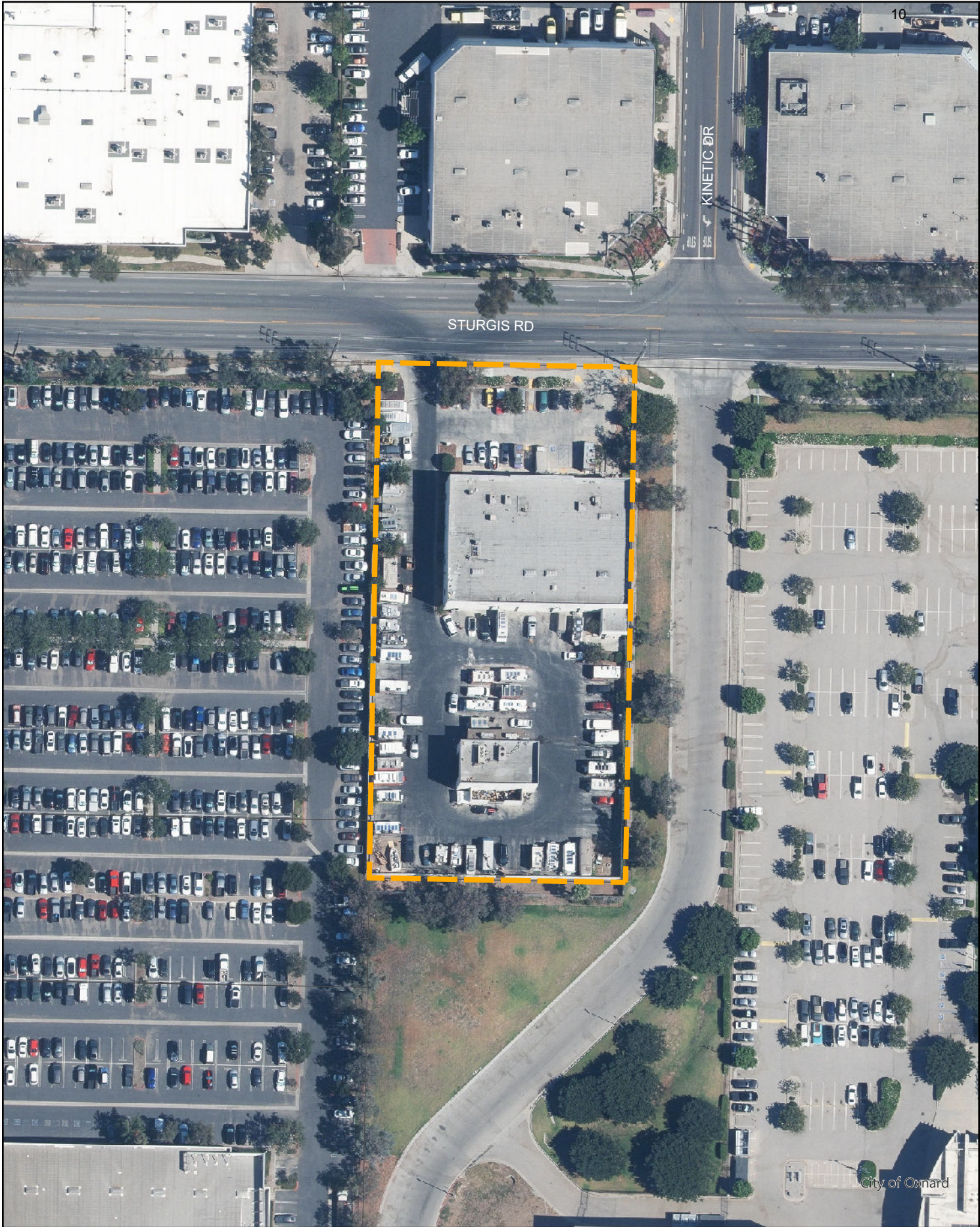
General Plan 2030



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



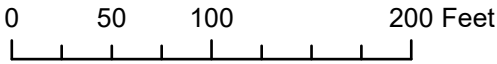
Zoning Map



STURGIS RD

KINETIC DR

City of Oxnard



Aerial Map

PROJECT DATA

LEGAL DESCRIPTION: LOT 33
TRACT 5020-1

ASSESSORS PARCEL NUMBER: 216-O-160-335

JOB SITE ADDRESSES: 2958 STURGIS ROAD
OXNARD, CA 93030

2962 STURGIS ROAD
OXNARD, CA 93030

OCCUPANCY: B, F-1
USE: INDUSTRIAL BUILDING/OFFICES
SITE AREA: 76,531 SQUARE FEET
(1.75 ACRES)

EXISTING PARKING PROVIDED

2958 STURGIS ROAD

OFFICE 804 SQ. FT.	1/250	3 STALLS
KITCHEN 1,235 SQ. FT.	1/250	4 STALLS
MFG. 4,559 SQ. FT.	1/500	9 STALLS
TOTAL SQ. FT. 6,598 SQ. FT.		16 STALLS

2962 STURGIS ROAD

OFFICE 1,512 SQ. FT.	1/250	6 STALLS
MEZZ. 1,103 SQ. FT.	1/250	4 STALLS
MFG. 5,231 SQ. FT.	1/500	10 STALLS
TOTAL SQ. FT. 7,846 SQ. FT.		20 STALLS

36 STALLS REQUIRED
48 STALLS PROVIDED

BUILDING:	14,444 SQ. FT. (18.8%)
RESTROOMS:	351 SQ. FT. (.04%)
SUB-TOTAL:	14,801 SQ. FT.
WASH BAY:	2,554 SQ. FT. (3.3%)
TOTAL BUILDING:	17,355 SQ. FT. (22.14%)
PAVING AREA & COVERAGE:	45,402 SQ. FT. (59.3%)
LANDSCAPE AREA & COVERAGE:	14,859 SQ. FT. (19.4%)
PARKING PROVIDED:	
STANDARD STALLS @ 9' X 18'	46 STALLS
MOTORCYCLE @ 4'-6" X 8'	1 STALL
HANDICAP STALLS @ 9' X 18'	2 STALLS
TOTAL PARKING PROVIDED =	49 STALLS
PARKING RATIO:	3.0/1,000
TRUCK PARKING:	30 STALLS
LOADING PROVIDED:	
12' X 24' ON GRADE -	2 ZONES

CODE SUMMARY

GENERAL PLAN DESIGNATION: LIMITED MANUFACTURING

ZONE CLASSIFICATION: GENERAL INDUSTRIAL

PARCEL ZONING: ML

USE: MANUFACTURING / OFFICE

CONSTRUCTION TYPE: III-N FULLY SPRINKLERED

BUILDING CODE: 2022 UBC

AREA JUSTIFICATION:

BASIC = 14,000 SQ. FT. III-A B / F-1 / S-1
X 3 FOR SPRINKLERED = 42,000 SQ. FT.
NO SIDE YARD INCREASE NEEDED

13,700 SQ. FT. IS LESS THAN 42,000 SQ. FT.
THEREFORE AREA IS OKAY.

PROJECT REPRESENTATIVES

OWNER: 805 COMMISSARY LLC
1640 LICHO WAY
OXNARD, CA 93030

PARTNERS: BROOKE RAMOS
PHONE: 805-302-8056
E-MAIL: natalie.mayeramos@gmail.com

ALVARO MELGOZA
PHONE: 805-444-4447
E-MAIL: askal@8054444447.com

JOSE RAMOS
PHONE:
E-MAIL: jose.ramos805@icloud.com

ARCHITECT: KERRY GOLD DESIGN GROUP
638 LINDERO CYN. #432
OAK PARK, CA 91371
KERRY GOLD
PHONE: 818-486-7120
E-MAIL: kgggroup@aol.com

ENTITLEMENTS: ELEVATED ENTITLEMENTS
5716 CORSA AVENUE, SUITE 201
WESTLAKE VILLAGE, CA 91362
KEVIN KOHAN
PHONE: 805-232-4383
E-MAIL: kevin@elvted.com

SHEET INDEX

SHT. NO	SHEET TITLE
A-1	EXISTING SITE PLAN, PROJECT SUMMARY & DATA
A-2	EXISTING FIRST FLOOR PLAN
A-3	EXISTING SECOND FLOOR PLAN
A-4	PROPOSED SITE PLAN & PARKING LAYOUT
A-5	PROPOSED FIRST FLOOR PLAN
A-6	PROPOSED SECOND FLOOR PLAN
A-7	PROPOSED TRASH BIN STORAGE AREA
A-8	SECURITY GATES AND PROPANE TANK LAYOUT
A-9	SITE FEATURES - DETAILS
A-10	SITE PLAN - DETAIL DESIGNATIONS
E-1	SITE PLAN EASEMENTS
F-1	FIRE DEPARTMENT APPARATUS SITE PLAN & NOTES
F-1	FIRE DEPARTMENT APPARATUS REQUIREMENTS

SCOPE OF WORK

REMOVE AND RELOCATE PARKING AND LANDSCAPE CURBS ALONG THE SOUTH AND WEST PROPERTY LINES. NEW LANDSCAPE AND PARKING STRIPPING LAYOUT.

RELOCATE NEW ENTRY GATE AND FENCE. REMOVE LANDSCAPE PLANTER ALONG WEST SIDE OF WAREHOUSE BUILDING.

PROVIDE NEW COVERED TRASH ENCLOSURE AT POWER WASH EQUIPMENT BAY.

PROVIDE NEW VERTICAL PROPANE TANKS AT LANDSCAPE ISLAND ADJACENT TO RESTROOMS.

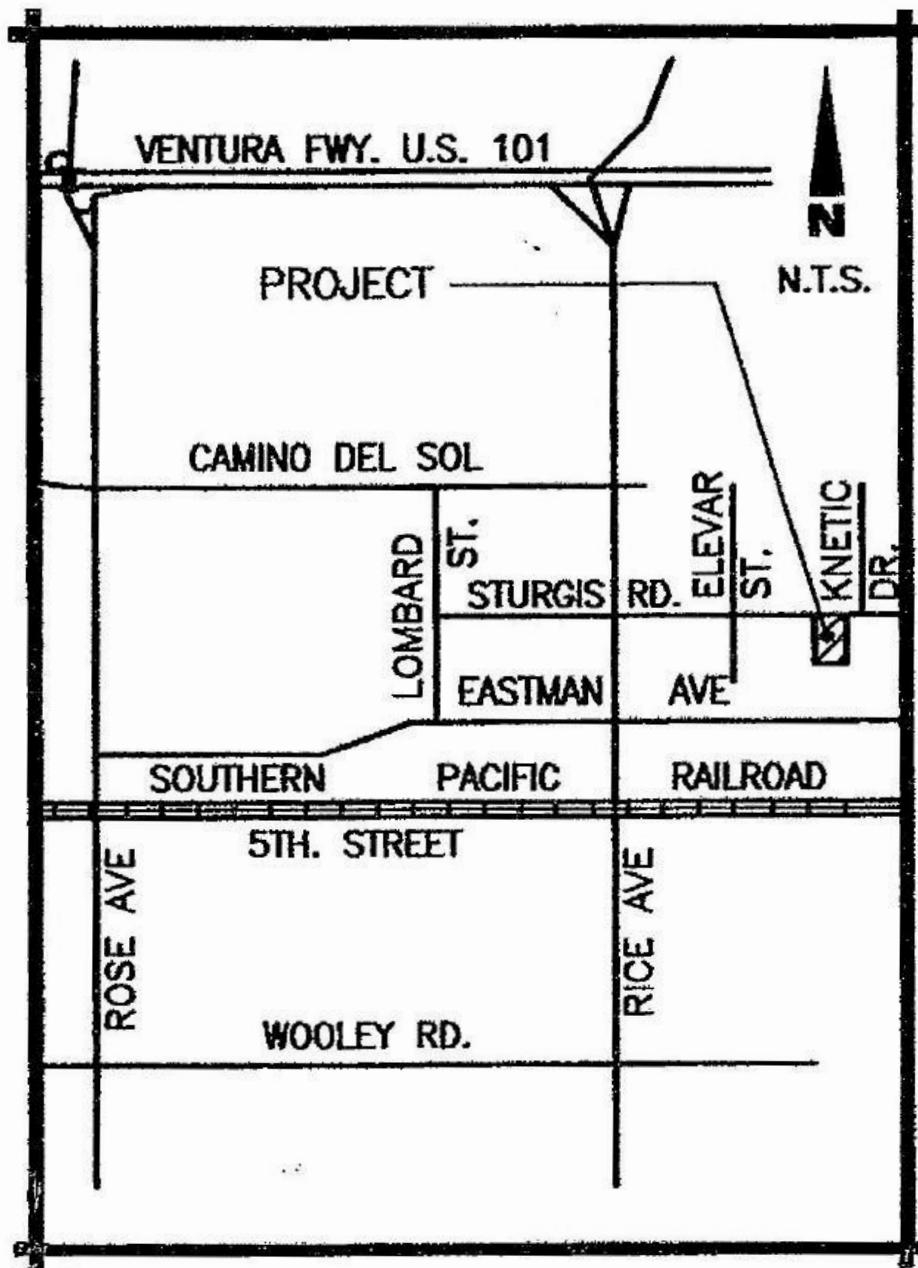
PROVIDE FOR 7 NEW TRAILER PARKING STALLS INSIDE OF WAREHOUSE BUILDING. TRAILERS TO BE MOVED IN PLACE BY MOTARIZED DOLLY.

INTERIOR REVISIONS TO OFFICE SPACE ON FIRST AND SECOND FLOOR. REMOVE WALLS AND DOORS TO CREATE WAREHOUSE STORGE.

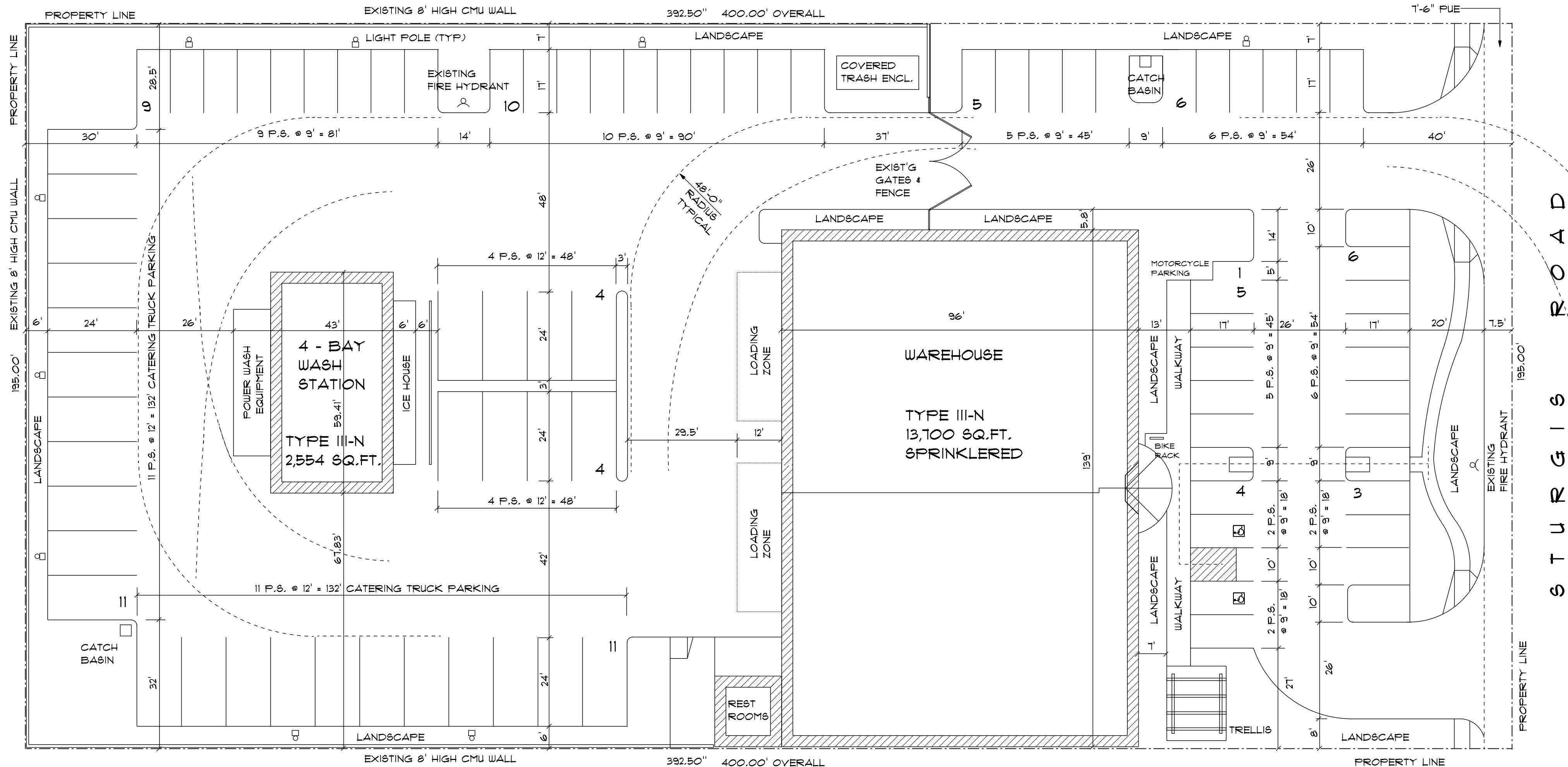
MAJOR MODIFICATION
PARKING LAYOUT

for

805 COMMISSARY LLC

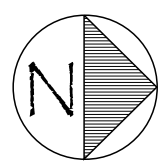


VICINITY MAP



EXISTING SITE PLAN - PARKING

SC: 1" = 20'-0"



Revisions

WAREHOUSE RENOVATIONS for:
805 COMMISSARY LLC

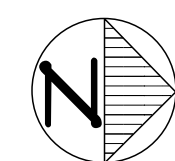
ARCHITECTURAL DESIGN
KERRY GOLD 818-486-7120
DESIGN GROUP 638 Lindero Canyon Rd. #432 Oak Park, CA 91377

Date
5-12-25
Job No.
24-8-10

Sheet

A





PROJECT DATA

LEGAL DESCRIPTION:	LOT 33 TRACT 5020-1
ASSESSORS PARCEL NUMBER:	216-0-160-335
JOB SITE ADDRESSES:	2958 STURGIS ROAD OXNARD, CA 93030 2962 STURGIS ROAD OXNARD, CA 93030
OCCUPANCY:	B, F-1
USE:	INDUSTRIAL BUILDING/OFFICES
SITE AREA:	76,537 SQUARE FEET (1.75 ACRES)

PROPOSED PARKING PROVIDED

2958 STURGIS ROAD			
OFFICE	684 SQ. FT.	1/250	3 STALLS
KITCHEN (SHARED)	1,235 SQ. FT.	1/500	3 STALLS
WAREHOUSE	4,679 SQ. FT.	1/1,000	5 STALLS
TOTAL SQ. FT.	6,598 SQ. FT.		11 STALLS

2962 STURGIS ROAD			
OFFICE	715 SQ. FT.	1/250	3 STALLS
MEZZ.	900 SQ. FT.	1/500	2 STALLS
WAREHOUSE	6,231 SQ. FT.	1/1,000	7 STALLS
TOTAL SQ. FT.	7,846 SQ. FT.		12 STALLS

23 STALLS REQUIRED (PASSENGER VEHICLES ONLY)
23 STALLS PROVIDED (PASSENGER VEHICLES ONLY)

BUILDING:	14,444 SQ. FT. (18.8%)
RESTROOMS:	357 SQ. FT. (.04%)
SUB-TOTAL:	14,801 SQ. FT.
WASH BAY:	2,554 SQ. FT. (3.3%)
TOTAL BUILDING:	17,355 SQ. FT. (22.14%)
PAVING AREA & COVERAGE:	46,691 SQ. FT. (61.0%)
LANDSCAPE AREA & COVERAGE:	13,570 SQ. FT. (17.7%)
PARKING PROVIDED:	
STANDARD STALLS @ 9' X 18'	20 STALLS
MOTORCYCLE @ 4'-6" X 8'	1 STALL
HANDICAP STALLS @ 9' X 18'	2 STALLS
TOTAL PARKING PROVIDED =	23 STALLS
PARKING RATIO:	1.0/1,000
TRUCK PARKING:	46 STALLS (12 PASSENGER)
TRAILER PARKING:	26 STALLS
LOADING PROVIDED: 12' X 24' ON GRADE -	2 ZONES

OPERATIONAL PROCEDURE NOTES

- TRASH ENCLOSURE ACCOMMODATIONS**
- THE NEW TRASH ENCLOSURE ACCOMMODATES (5) FIVE SMALL FOUR YARD BINS 2 FOR TRASH, 2 FOR RECYCLING AND 1 FOR ORGANIC WASTE. THE SCHEDULED WILL BE SET UP FOR DAILY PICK UP SO THAT THERE IS NO OVERFLOW OF USE WITH THE 5 BIN STORAGE IN LIEU OF THE 6 BIN REQUIREMENT. 2 STANDARD ROLLING TRASH CONTAINERS WILL BE PROVIDED IN THE WAREHOUSE FOR OFFICE AND WAREHOUSE USE TO BE TAKEN OUT TO THE OUTSIDE TRASH STORAGE FOR PICK UP.
 - THE LOCATION IS SUCH THAT THE TRUCK/TRAILER OPERATORS CAN USE THE WASH BAY AND DISPOSE OF THE TRASH/RECYCLING & ORGANIC WASTE WITHOUT HAVING TO DRIVE BACK AND FORTH TO THE FRONT OF THE PROPERTY CREATING CONGESTED TRAFFIC FLOW AND LOST DEBRIS.

- TRAILER PARKING USE INSIDE THE WAREHOUSE**
- TRAILER PARKING IN THE WAREHOUSE WILL NOT REQUIRE VEHICLES TO MOVE THEM INTO THE PARKING STALLS. A MOTORIZED DOLLY WILL BE USED TO PARK THE TRAILERS TO AVOID VEHICLES FROM ENTERING THE WAREHOUSE BUILDING. THE PARKING PROCEDURE WILL BE REVERSED TO MOVE THE TRAILERS OUT OF THE WAREHOUSE BUILDING. TANDUM STALLS ARE PROVIDED FOR SINGLE USE OWNERS WHO HAVE MULTIPLE TRAILER OR CARTS.

- ICE HOUSE ACCOMMODATIONS**
- THE ICE HOUSE IS USED TO PRODUCE AND STORE NON-CONSUMABLE ICE. FOOD TRUCKS USE THE ICE TO KEEP DRINKS COLD. A WHEELBARROW IS USED TO TRANSFER THE ICE TO TRUCKS IN THE WASH BAY.

CONSTRUCTION NOTES

- REDUCE EAST SIDE LANDSCAPE AREA FROM 1'-0" TO 6'-0" AND RESTRIPT PARKING STALL LAYOUT FOR 11'-0" WIDE X 24" TRUCK PARKING STALLS. REMOVE TRASH ENCLOSURE AREA, RELOCATE TO WASH BAY EQUIPMENT STORAGE AREA.
- REMOVE EXISTING LANDSCAPE ISLAND AT EAST SIDE OF WAREHOUSE BUILDING TO ACCOMMODATE REQUIRED MINIMUM DRIVEWAY ISLE.
- RELOCATE SECURITY GATE AND PROVIDE NEW PAIR SLIDING GATES TO MEET FIRE DEPARTMENT ACCESS REQUIREMENTS. PROVIDE FENCE AND PEDESTRIAN GATE AS SHOWN ON PLAN FOR SECURITY. SEE DRAWINGS AND DETAILS SHEET A-8
- REVISE SOUTH & EAST PARKING LAYOUT W/ NEW 11'-0" STALL WIDTHS RELOCATE CATCH BASIN AS REQUIRED FOR NEW LAYOUT.
- RELOCATE TRASH BIN STORAGE AREA TO EXISTING WASH BAY EQUIPMENT AREA. SEE SHEET A-7 FOR PLANS AND DEATILS. PROVIDE 2 TRASH CONTAINERS INSIDE THE WAREHOUSE FOR OFFICE TRASH.
- PROVIDE FOR NEW VERTICAL PROPANE TANKS AT EXISTING LANDSCAPE ISLAND ADJACENT TO RESTROOMS. SEE SHEET A-8 FOR PLANS AND DETAILS. VIEW OBSTRUCTION WALL ADDED FOR SCREENING.
- PROVIDE FOR NEW TRAILER PARKING INSIDE THE WAREHOUSE BUILDING. SEE PARKING STALL LAYOUT. TANDUM STALLS FOR SINGLE USE. 8'-0" X 14'-0" FOR TRAILERS AND 5'-6" X 9'-0" & 5'-0" X 8'-0" FOR CARTS.
- INTERIOR WALL DEMOLITION AT OFFICES ON FIRST AND SECOND FLOOR OF WAREHOUSE TO CREATE OPEN OFFICES. SEE SHEETS A-5 & SHEET A-6.
- 12 PARKING STALLS DESIGNATED AS PASSENGER PARKING FOR TRUCK & TRAILER USERS WHILE DRIVERS ARE OUT SERVICING CUSTOMERS, SHOWN SHADED.

How Food Trucks and Food Trailers Operate

General Guidelines

- Food truck operators work independently and at varying hours, reducing congestion on-site.

Food Trailer Guidelines

- The operator will hitch a vehicle to their food trailer.
- Operators will not require additional parking as they will use the vehicle they arrived in to tow their food trailer.
- The operator will drive into the wash bay to dump grey water and fill the trailer with potable water.
- The operator will clean and stock the trailer for the day.
- All food trailer cleaning activities, including washing, will be conducted within the wash bay.
- Used grease will be collected into containment units designed for proper disposal by a licensed company.

Food Truck Guidelines

- The operator will use the loading zone for temporary parking while moving the food truck into the wash bay.
- Once the food truck is in the wash bay, the operator will park their personal vehicle in the assigned food truck stall.
- The operator will clean and stock the trailer for the day.
- All food truck cleaning activities, including vehicle washing, will be conducted within the wash bay.
- Used grease will be collected into containment units designed for proper disposal by a licensed company.

SECURITY OPERATIONAL PROCEDURE

Objective: To ensure the safety and security of all individuals, assets, and information within the building premises.

1. Access Control

- Restricted Access / Authorized Personnel Only:** Require all tenants to use advanced access control systems (e.g., kev cards or biometric readers). unique card for gate entry. Will also have Click 2 Enter technology for Police and Fire Departments.
- visitor Registration:** Implement a visitor check-in system. All visitors will sign in, provide identification, and be escorted by authorized personnel.

2. Surveillance

- CCTV Monitoring:** Install surveillance cameras at all entry/exit points, corridors, and other critical areas. Regularly review footage to ensure accountability.

3. Emergency Protocols

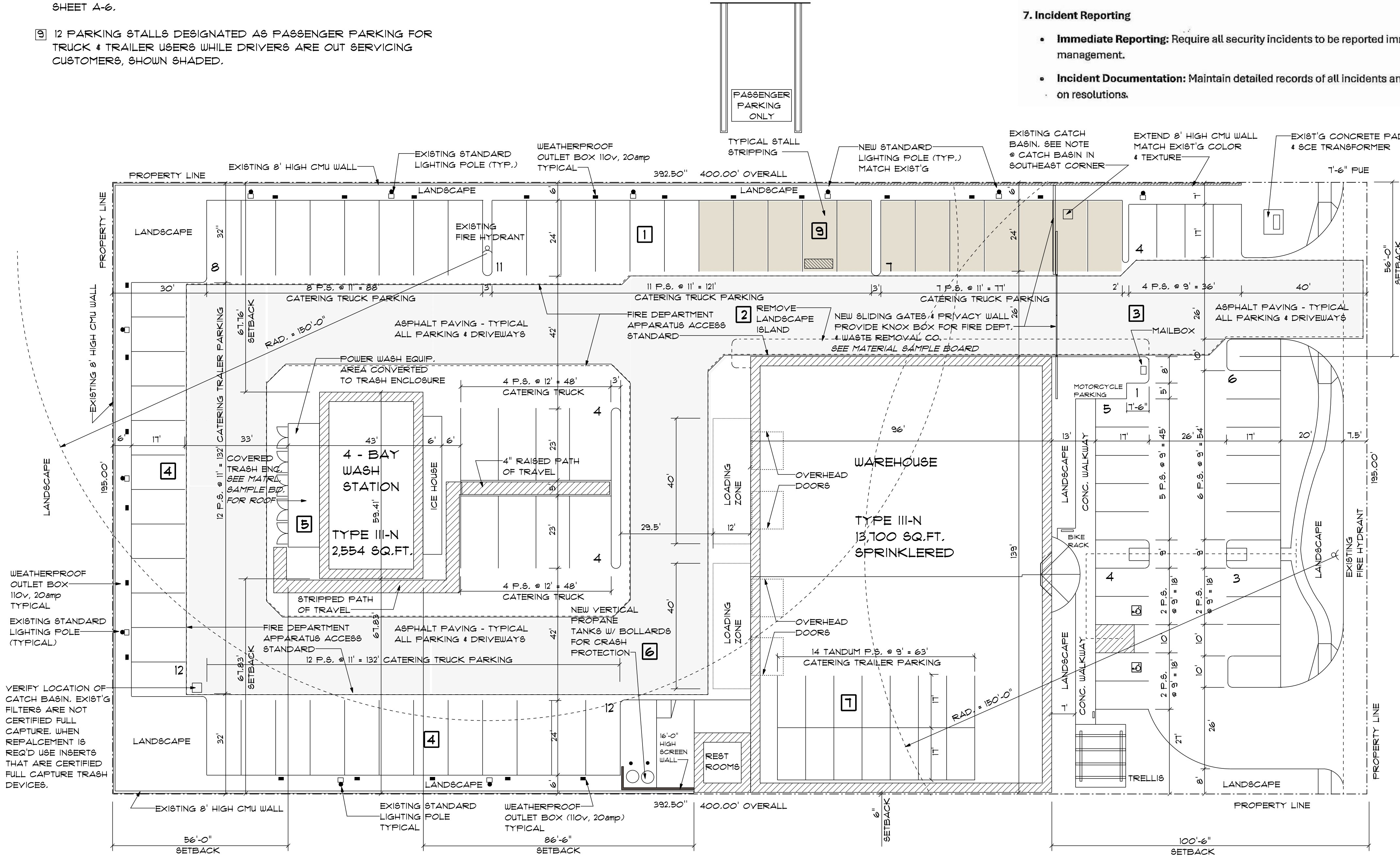
- Evacuation Plan:** Clearly mark all emergency exits and create evacuation routes. Conduct periodic drills.
- Alarm Systems:** Install and regularly test alarm systems for fire, intruders, and other emergencies.

5. Routine Inspections

- Daily Checks:** Perform end-of-day security sweeps to ensure doors and windows are locked, and alarms are activated.
- System Maintenance:** Regularly inspect and maintain all security equipment to ensure functionality.

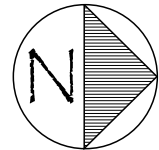
7. Incident Reporting

- Immediate Reporting:** Require all security incidents to be reported immediately to management.
- Incident Documentation:** Maintain detailed records of all incidents and follow up on resolutions.



PROPOSED SITE PLAN - PARKING

SC: 1" = 20'-0"



Fire Sprinkler System Upkeep & Inspection Procedure

1. Initial System Assessment and Routine Inspections

- Hired Langkilde's Fire Protection for all of our required inspections and repairs

2. Required Testing

- Flow Testing: Ensure water is delivered at the correct pressure and volume.
- Alarm Testing: Verify that fire alarms activate when sprinklers are triggered.
- Drain Testing: Confirm proper drainage and prevent water stagnation.

3. Maintenance & Repairs

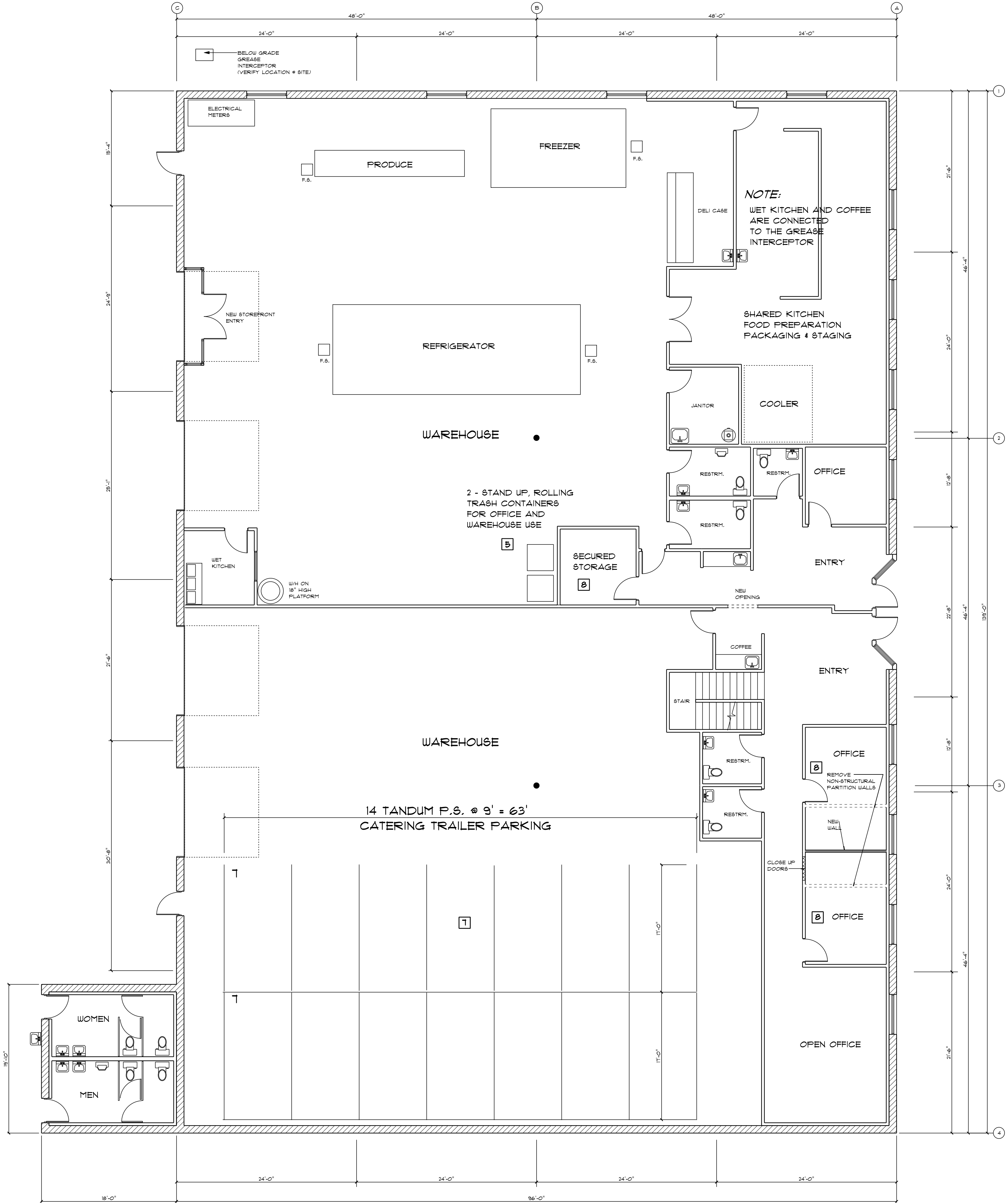
- Replace damaged or corroded components immediately.
- Clean sprinkler heads to prevent blockages.
- Ensure backup water supply is functional.

4. Monitoring

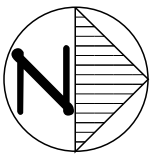
- Hired Rincon Inspection Group to monitor and maintain our fire alarm system.

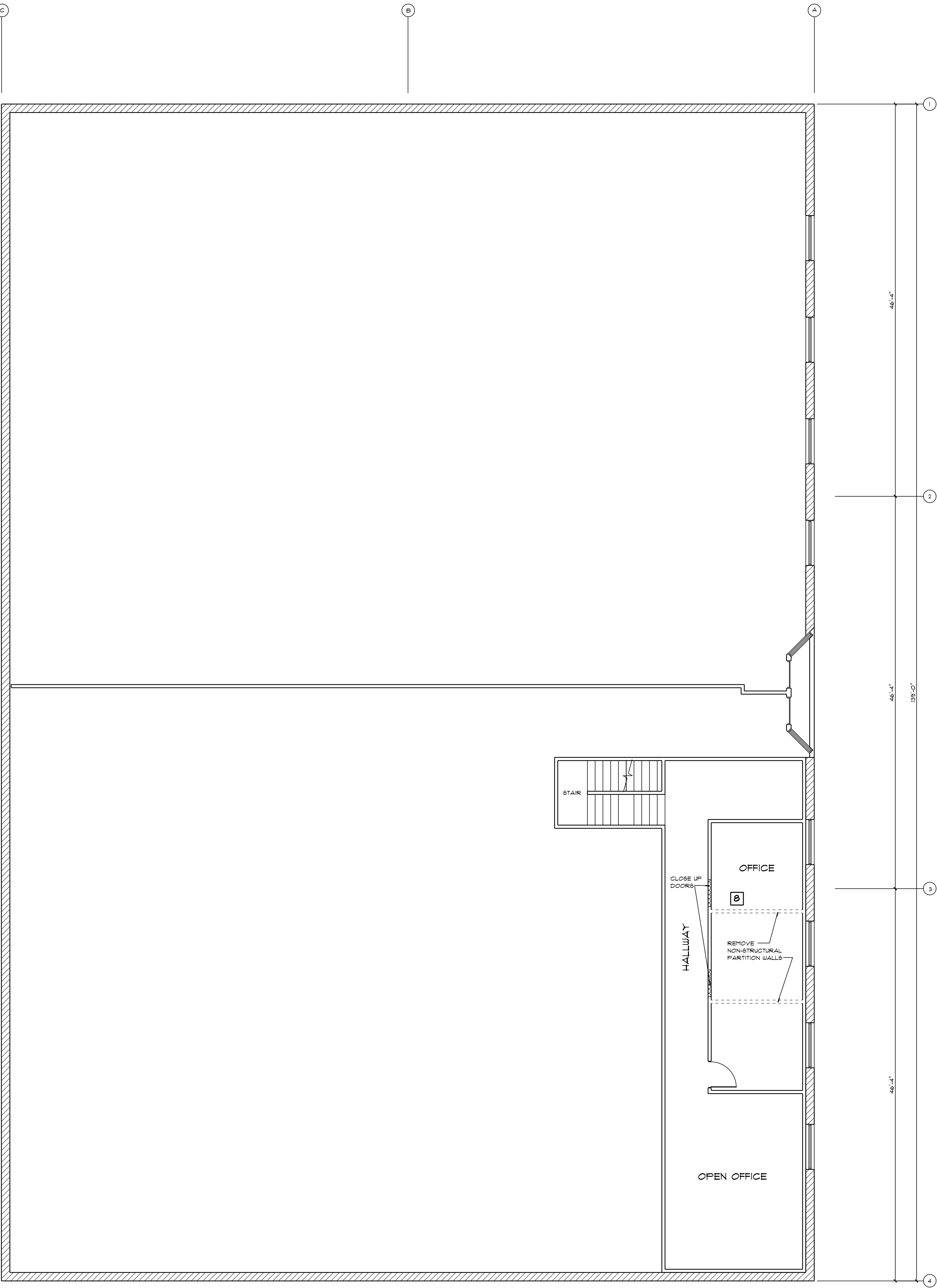
5. Compliance & Documentation

- Follow NFPA 25 standards for inspection, testing, and maintenance2.
- Maintain detailed records of all inspections and repairs.
- Schedule annual professional inspections to ensure compliance.

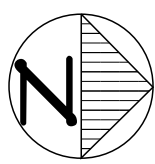


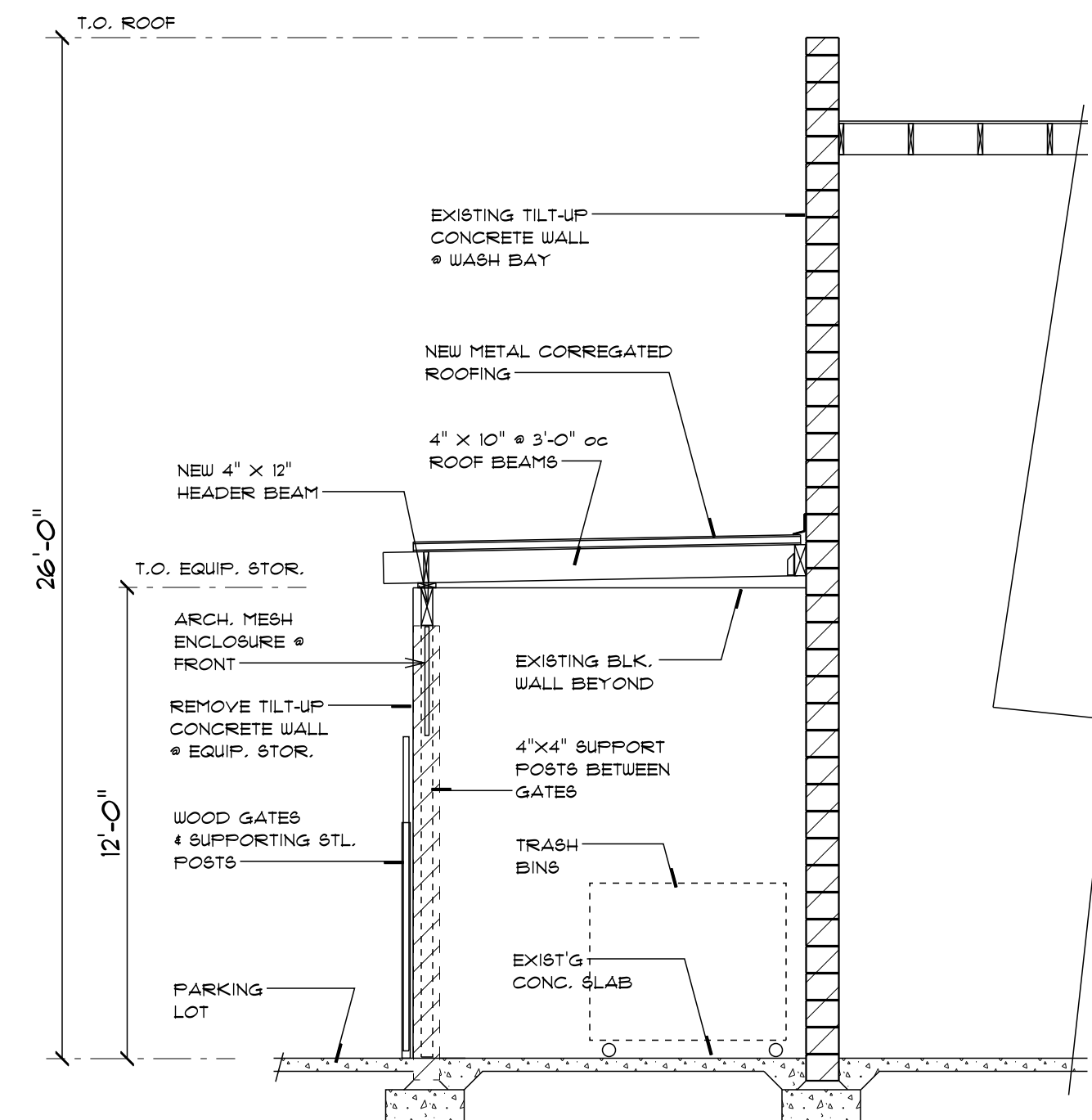
PROPOSED FIRST FLOOR PLAN SC: 1/8"=1'-0"



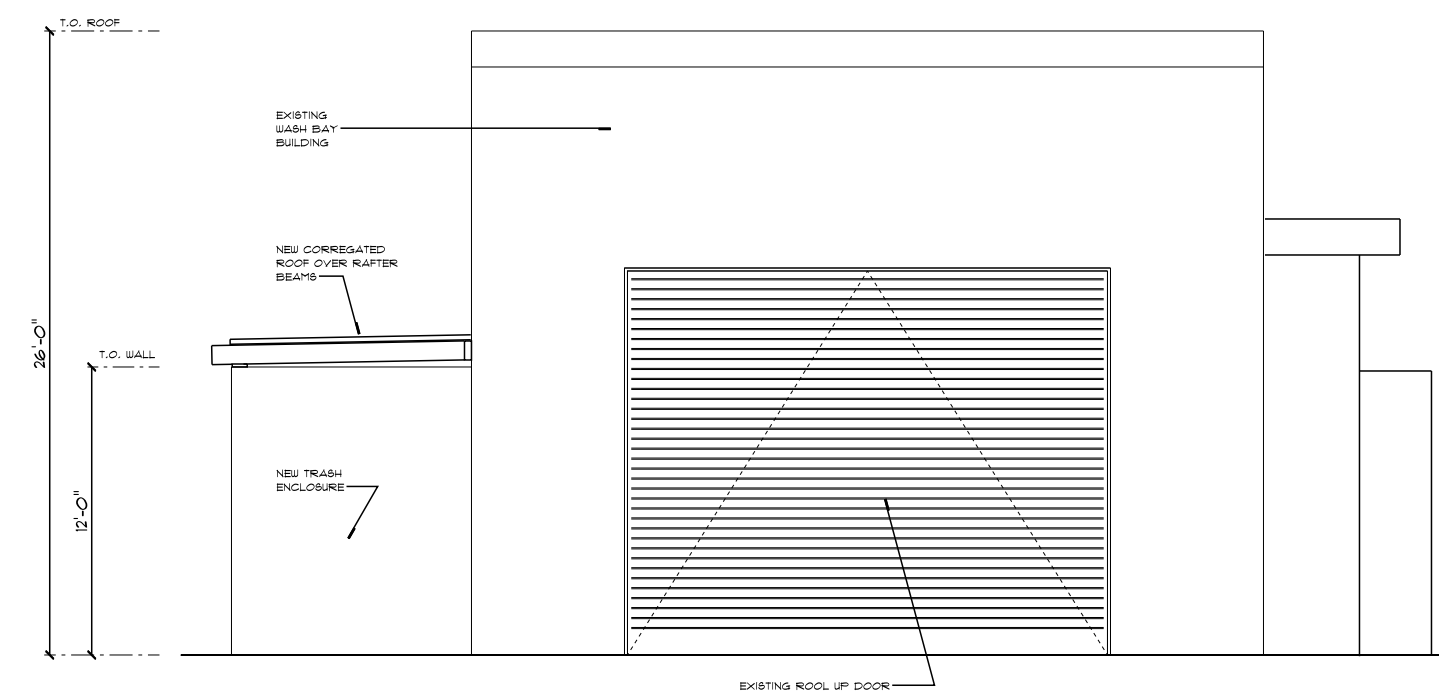


PROPOSED SECOND FLOOR PLAN sc: 1/8"=1'-0"

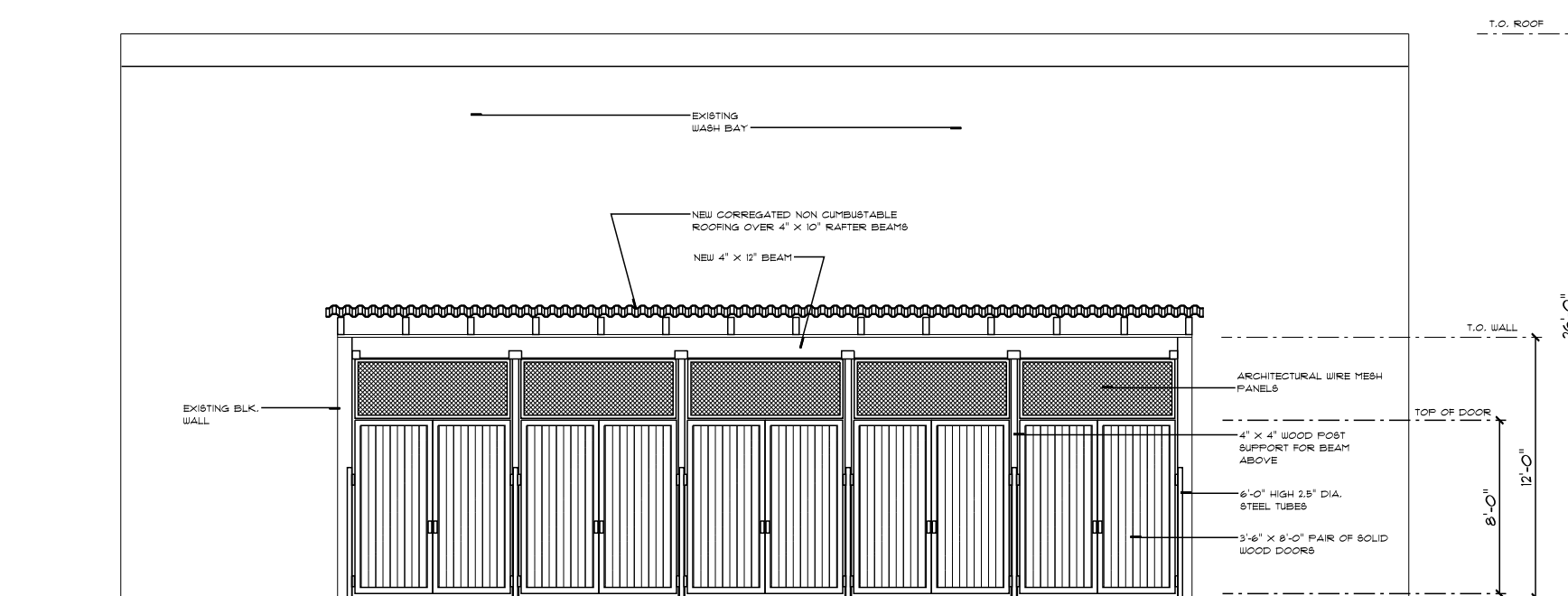




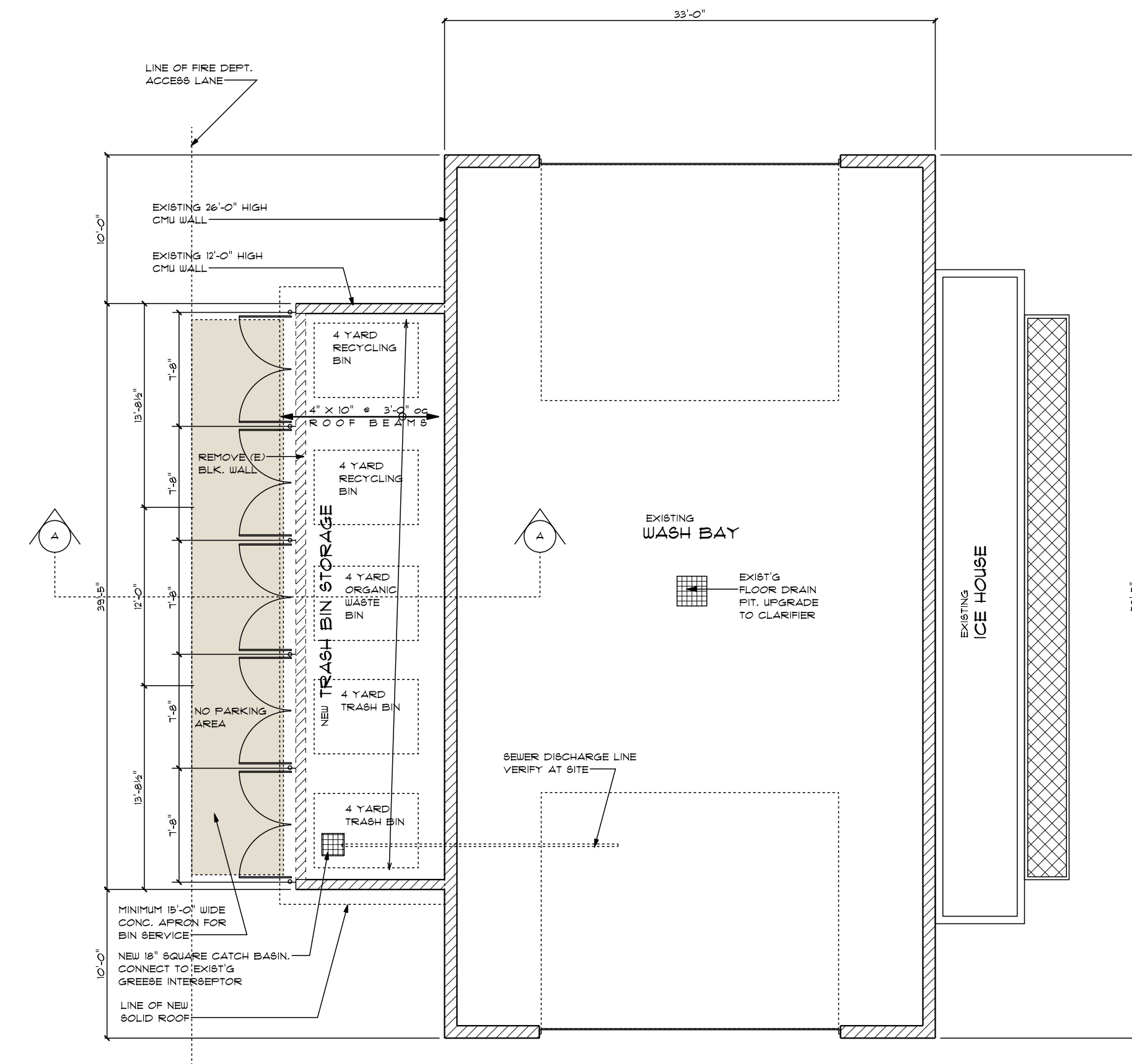
TRASH ENCLOSURE - CONSTR. SECTION SC: 1/4"=1'-0" A
A-1



TRASH ENCLOSURE - SIDE WALL SC: 1/8"=1'-0"



PROPOSED:
TRASH ENCLOSURE GATE WALL SC: 1/8"=1'-0"



PROPOSED:
TRASH ENCLOSURE FLOOR PLAN SC: 1/8"=1'-0"

NOTES:

- WALLS:** SLUMPSTONE BLOCK, REINFORCED AND CAPPED. STRUCTURE TO BE APPROVED PRIOR TO CONSTRUCTION BY BUILDING AND SAFETY DEPARTMENT.
- GATES:** SHALL BE STEEL FRAMED WITH STEEL ANGLE BRACE TYPE METAL 18 GAUGE AND STEEL MINI V-BEAM PANEL AND THE GATE ITSELF, SHALL BE HUNG ON A 3" STEEL PIPE, CONCRETE FILLED THAT IS NOT ATTACHED TO THE ENCLOSURE. SHALL NOT OPEN INTO DRIVING LANES OR PARKING SPACES.
- SIZE:** ENCLOSURE SIZE FOR SINGLE FOUR YARD CONTAINER IS TO BE 8' DEEP AND 8' WIDE AND FOR DOUBLE FOUR YARD IS TO BE 8' DEEP AND 16' WIDE. SIZE OF ENCLOSURE TO BE DETERMINED IN ADVANCE OF CONSTRUCTION BY THE REFUSE SUPERINTENDENT.
- LOCATION:** TO BE DETERMINED IN ADVANCE OF CONSTRUCTION FROM PLANS SUBMITTED TO THE REFUSE SUPERINTENDENT. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF OXNARD ORDINANCE-SECTION 34-9.4, 15-19, AND 15-26.
- FLOOR:** SHALL BE OF CONCRETE, WITH A MAXIMUM SLOPE OF 2' TO DRAIN ENCLOSURE, AND FLUSH WITH ADJOINING PAVEMENT.
- LATCH:** A LATCHING ASSEMBLY IS REQUIRED WITH CANE BOLTS ON BOTH GATES TO HOLD IN OPEN AND CLOSED POSITION WITH 3/4" PIPE TO HOLD THE CANE BOLT.
- ACCESSABILITY:** ENCLOSURE LOCATIONS SHOULD NOT BE BEHIND ANY LOCKED GATES, BUILDING OR FENCES. IF ENCLOSURE LOCATIONS ARE SITUATED BEHIND LOCKED COMPLEXES, THE CONDITIONS FOR PICKUP WILL BE FORMALIZED IN A WRITTEN AGREEMENT SIGNED BY THE OWNER AND APPROVED BY THE REFUSE SUPERINTENDENT. THIS AGREEMENT MUST BE APPROVED PRIOR TO APPROVAL OF PLANS. CONTACT THE REFUSE PROGRAM FOR DETAILS AT 385-8060.
- ROOF:** A SOLID ROOF WITH 8 FEET OF CLEARANCE IS REQUIRED ON ALL TRASH ENCLOSURES.
- GREASE INTERCEPTOR:** TRASH ENCLOSURES SERVING FOOD PREPARATION FACILITIES, RESTAURANTS AND GROCERY STORES SHALL INCLUDE A TRAFFIC RATED TRENCH DRAIN WITHIN THE ENCLOSURE WHICH DRAINS THROUGH A GREASE INTERCEPTOR TO THE SEWER SYSTEM. OTHER USES MAY BE REQUIRED TO INSTALL A TRENCH DRAIN AS DIRECTED BY THE CITY ENGINEER.
- FIRE SPRINKLER:** FIRE SPRINKLER MAY BE REQUIRED BY THE CALIFORNIA BUILDING CODE OR THE THE UNIFORM FIRE CODE.
- PARKING:** NO PARKING SPACES ARE ALLOWED WITHIN 5 FEET OF EDGE OF ENCLOSURE.

CODE SUMMARY

LIMITED MANUFACTURING

GENERAL INDUSTRIAL

ML

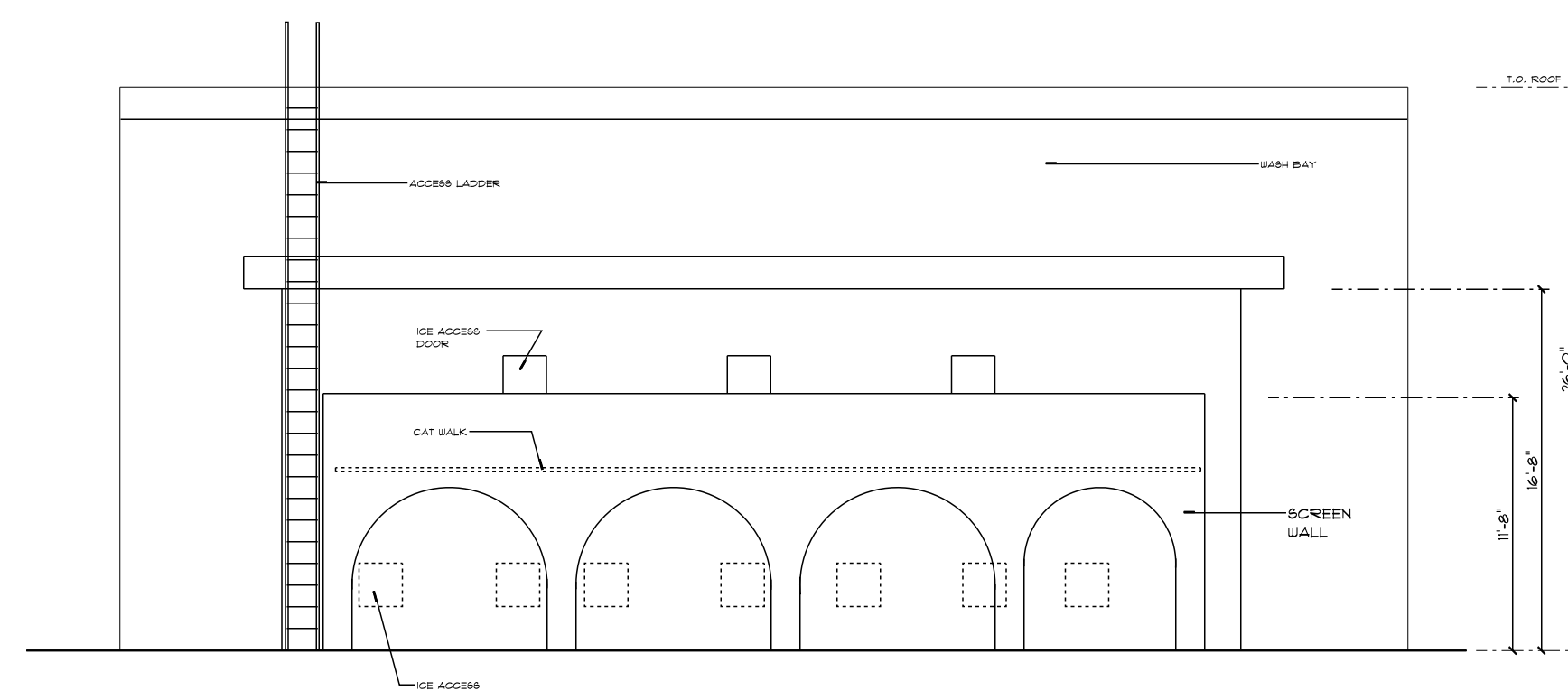
MANUFACTURING / OFFICE

III-N FULLY SPRINKLERED

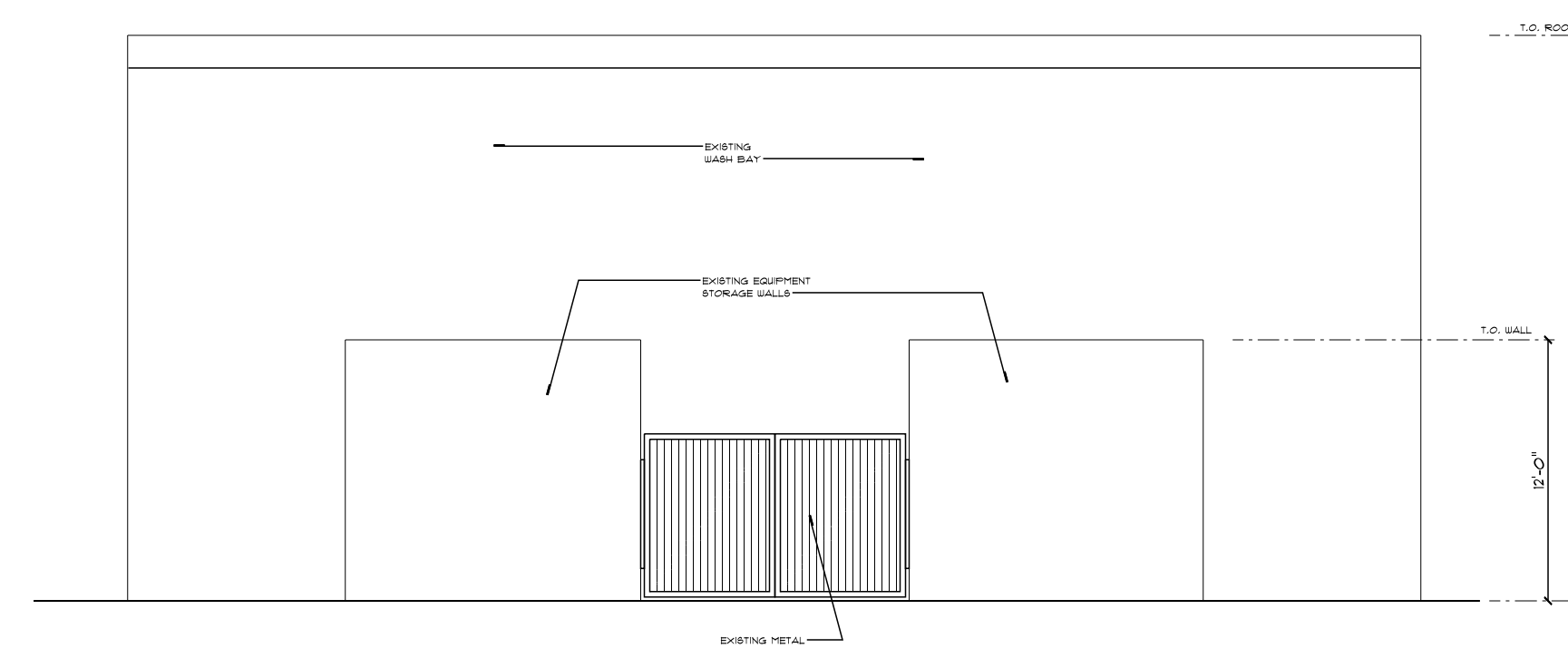
2022 UBC

BASIC = 14,000 SQ. FT. III-A B / F-I / S-I
FULLY SPRINKLERED = 42,000 SQ. FT.

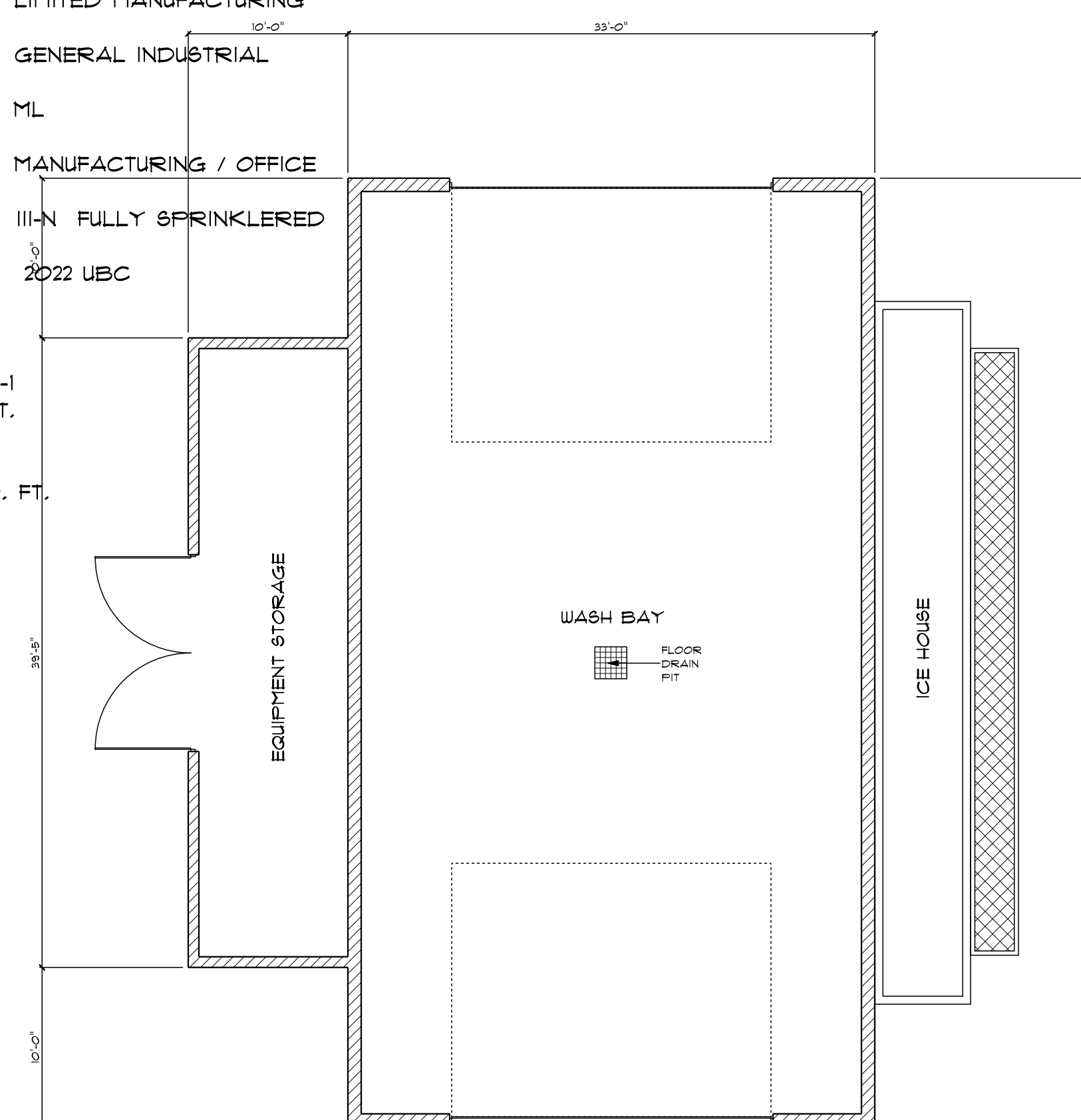
NO ADDITIONAL INCREASE NEEDED
FOR AREAS LESS THAN 42,000 SQ. FT.
THEREFORE AREA IS OKAY.



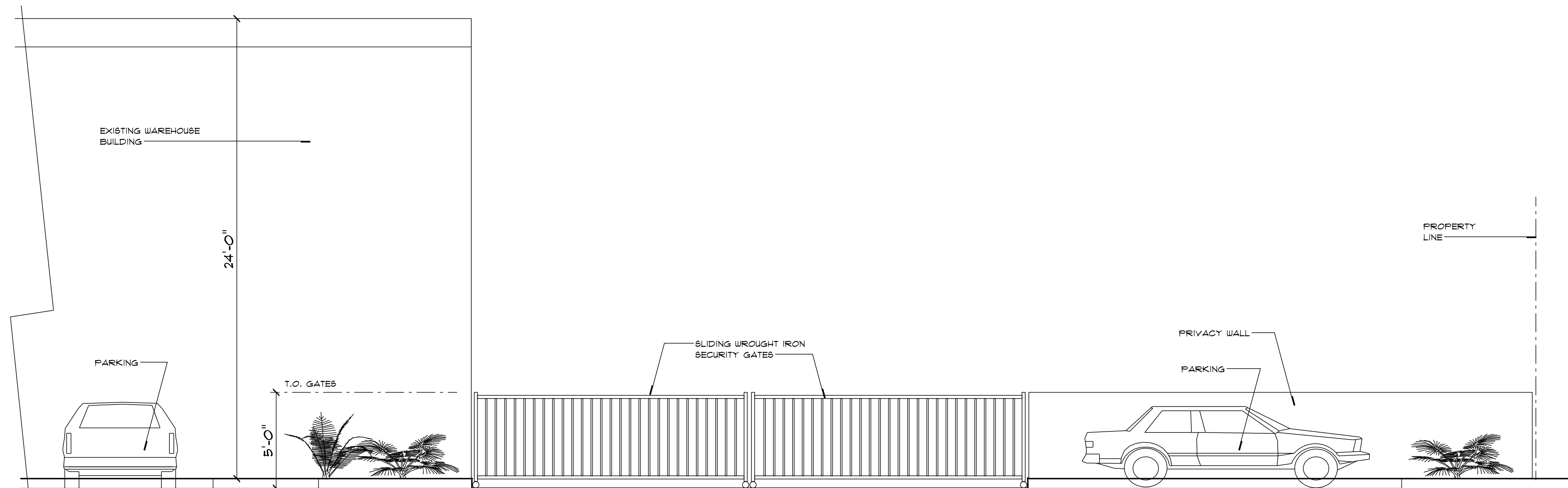
EXISTING:
WASH BAY - ICE HOUSE WALL SC: 1/8"=1'-0"



EXISTING:
WASH BAY - EQUIP. STOR. WALL SC: 1/8"=1'-0"



EXISTING:
WASH BAY FLOOR PLAN SC: 1/8"=1'-0"



SECURITY GATE ELEVATION

SC: 1/4"=1'-0"

SECURITY GATE NOTES

9.1.1.2 Gate Inspections. Prior to placing any gate into service, the responsible party shall request an inspection from the *fire code official*.

9.1.2 Knox Device. All gates shall be equipped with a Knox Rapid Entry device installed in an approved location. Electric gates shall be equipped with a Knox electric switch. Manual gates may be locked with a padlock or Knox padlock. Gates locked with a padlock shall be provided with a Knox key box with padlock keys inside. Approved Knox devices can be ordered at www.knoxbox.com. No other locks or latches shall be installed on gates.

9.1.3 Multiple Gates. There shall be no more than one (1) gate across *fire apparatus access roads* providing ingress and egress to an area.

Exception: Additional gates may be installed across *driveways* when they do not unduly impair ingress or egress as approved by the *fire code official*.

9.1.4 Gate Interference. Gates and other appurtenances shall be placed such that they do not interfere with the required turning radius and/or the use of fire protection equipment.

9.2 Driveway Gates. Gates across *driveways* shall comply with section 9.1 and sections 9.2.1 through 9.2.3.

Exception: Gates are not required comply with this section installed across a driveway that is not part of the required fire department access. All gates shall have a Knox device installed to provide foot access to firefighters.

9.2.1 Driveway Gate Operation. Gates across *driveways* shall be permitted to be electrically or manually operated and may be of the swing or sliding type.

9.2.1.1 Fail-Safe. Electrical gates must operate with battery back-up or in "fail-safe" when electrical service is interrupted. "Fail-safe" shall allow for a gate to be opened manually under power loss.

9.2.2 Driveway Gate Easements. All gate components shall be located within recorded easements, including location of any gate in the open position when serving more than one (1) parcel.

9.2.3 Driveway Gate Width. Gates across *driveways* shall have a clear width of not less than 15 feet.

9.3 Road Gate Operation. Gates across *roads* shall comply with section 9.1 and sections 9.3.1 through 9.3.7.

9.3.1 Road Gates. Gates shall be electrically operated and may be of the swing or sliding type.

9.3.2 Road Gate Exit Loop. An automatic exit loop shall be provided for all gates on the egress side of the gate. No gate shall require the use of a key, remote or other device to egress.

9.3.3 Road Gate Battery Back-up. Gates shall be equipped with a battery back-up and in the event of a power failure shall open and remain open until power is restored.

9.3.4 Road Gate Easements. All gate components shall be located within recorded easements, including location of any gate in the open position.

9.3.5 Road Gate Width. Gates across *roads* shall have a clear width of not less than 20 feet when serving two-way traffic and not less than 15 feet when serving one-way traffic. See Figure 9.3.5.

9.3.6 Vehicle Stacking. Gates across *roads* shall be situated in accordance with public road standards but not less than 40 feet for from an intersecting road to allow safe vehicle stacking.

9.3.7 Vehicle Turnarounds. Provisions for turning around vehicles must be provided when entry is denied.

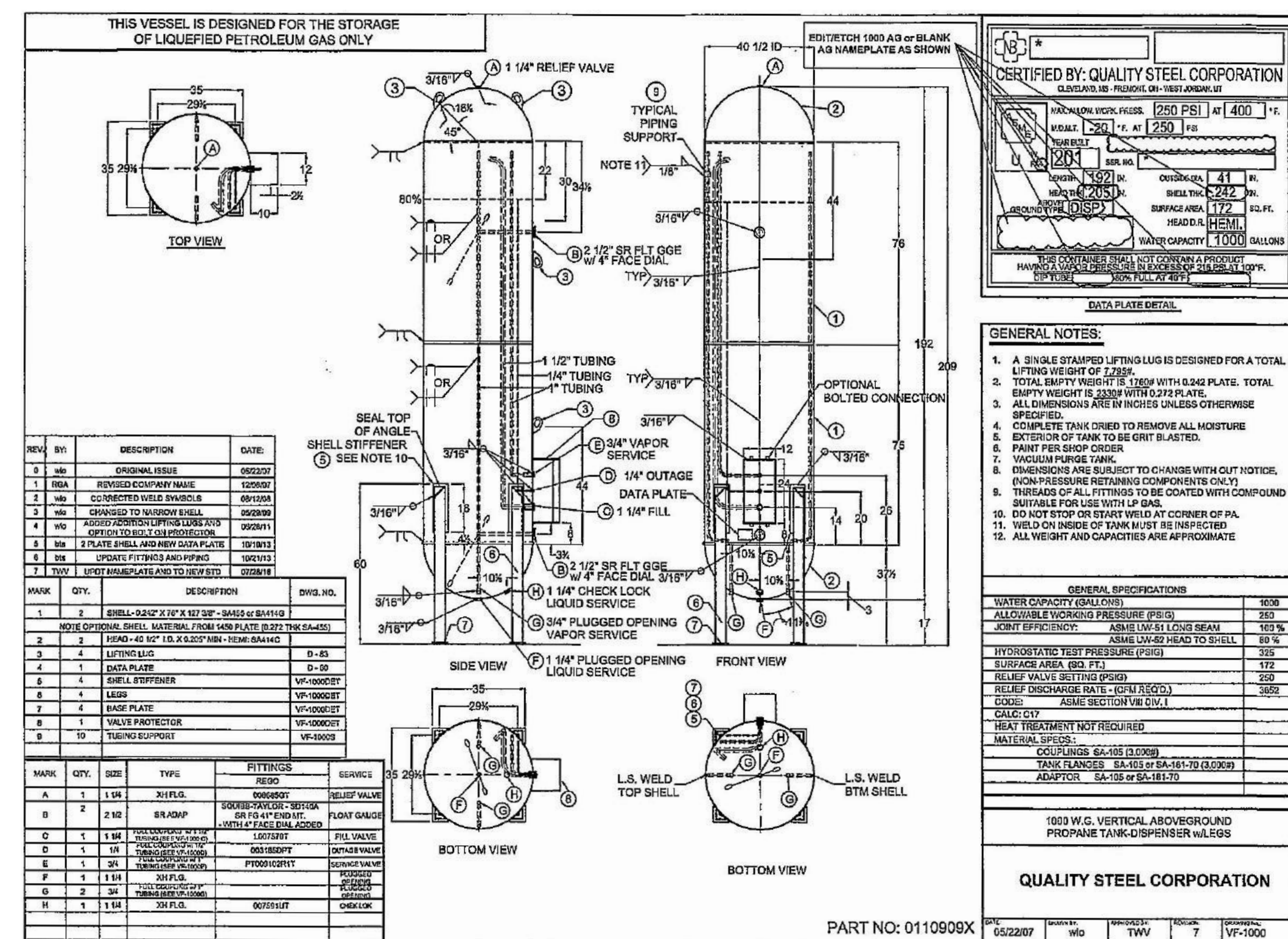
9.4 Gate Maintenance. All gates and components shall be maintained in an operative condition at all times and shall be replaced or repaired when defective.

9.4.1 Maintenance Responsibility. Property owner(s) shall be responsible to maintain gates. Gates that are part of a tract development, residential planned development or similar situation shall be maintained by the development's Owner's Association.

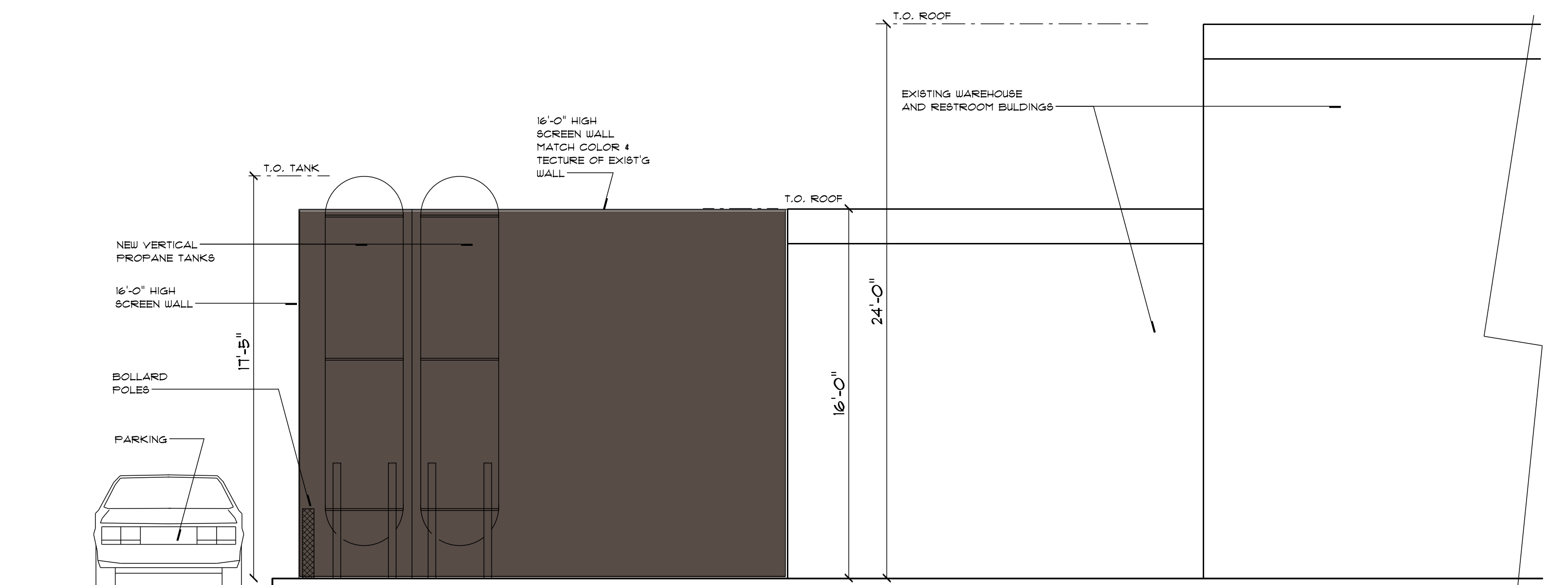
9.4.2 Battery Testing. Any gate required to have a battery back-up system shall have a semi-annual test of that system performed and a record kept on file.

9.4.3 Service Records. Records shall be maintained on-site and are subject to review at the request of the Fire District.

9.5 Traffic Calming Devices. Traffic calming devices shall be installed and maintained in accordance with the road standards for the local jurisdiction in which the devices are to be installed. Where no road standards exist for the local jurisdiction, the devices shall be installed in accordance with the Ventura County Road Standards.



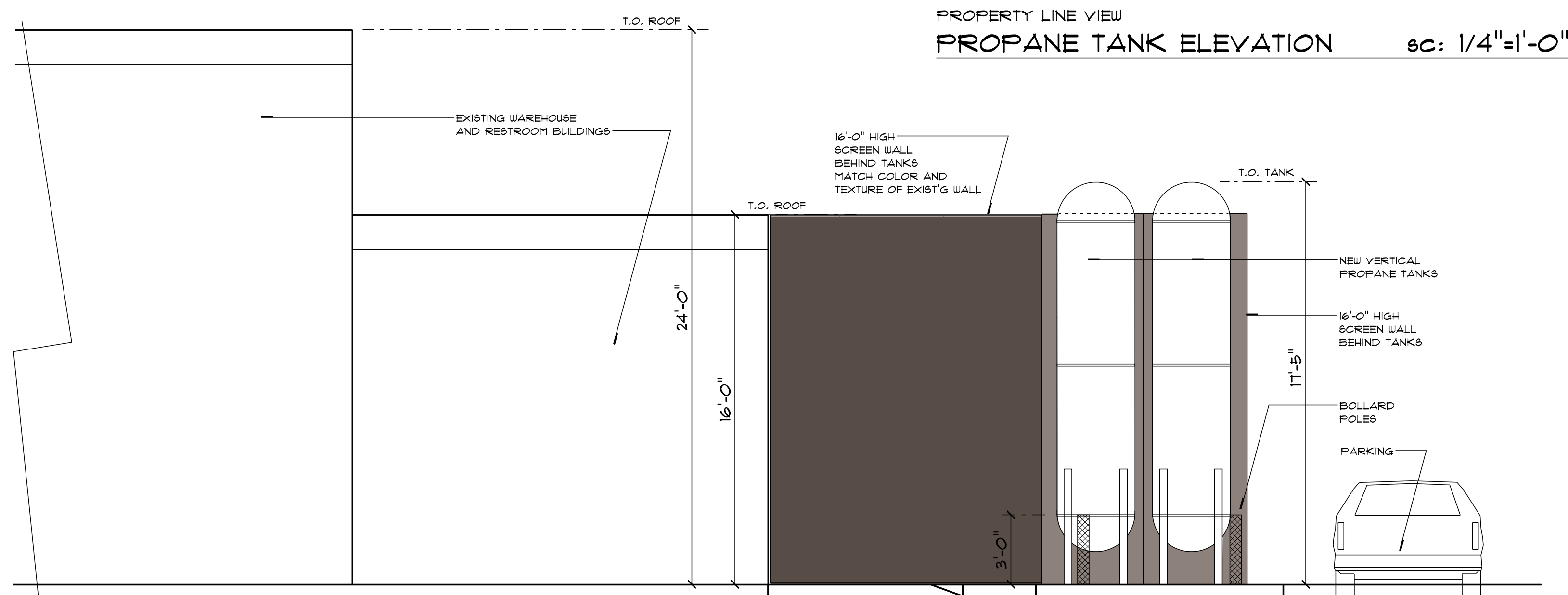
VERTICAL PROPANE TANK SPECIFICATIONS



PROPERTY LINE VIEW

PROPANE TANK ELEVATION

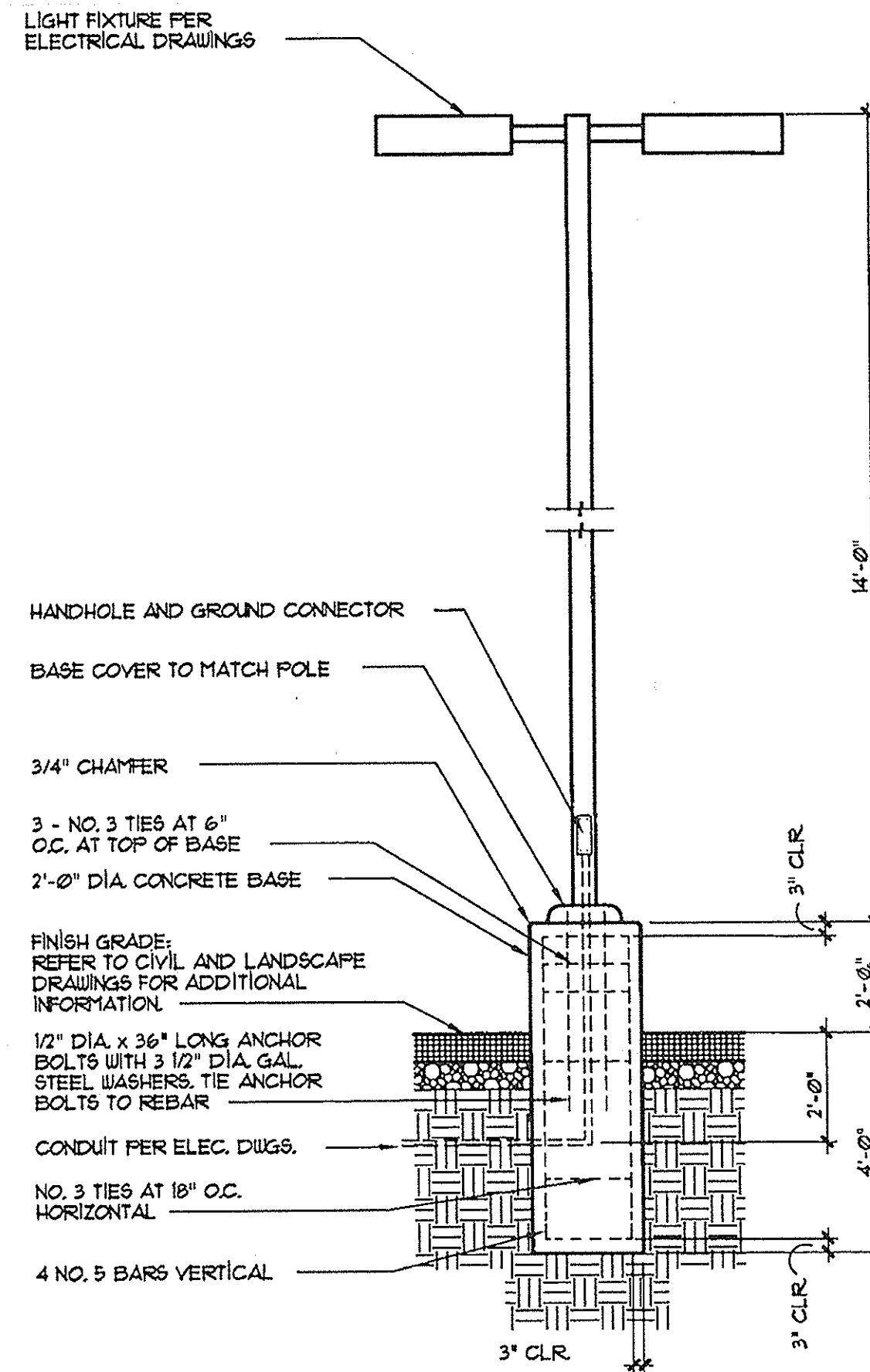
SC: 1/4"=1'-0"



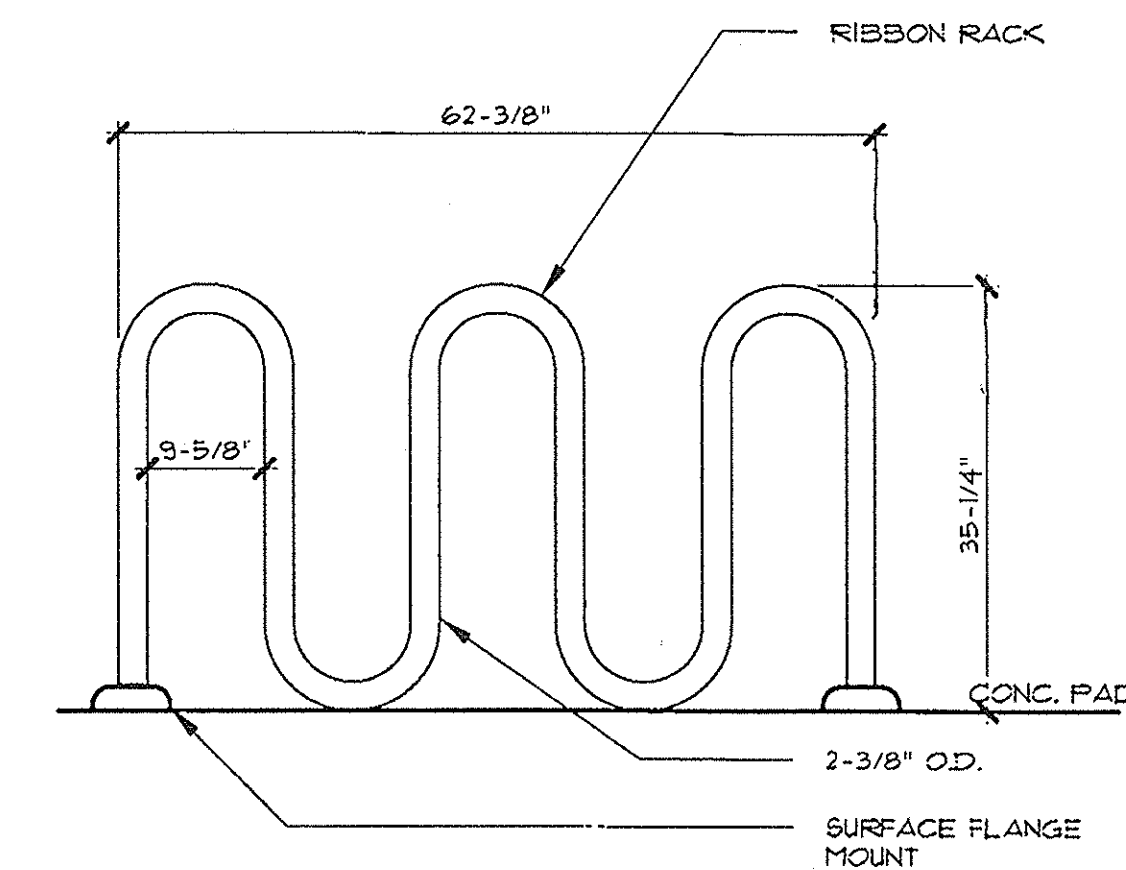
PARKING LOT VIEW

PROPANE TANK ELEVATION

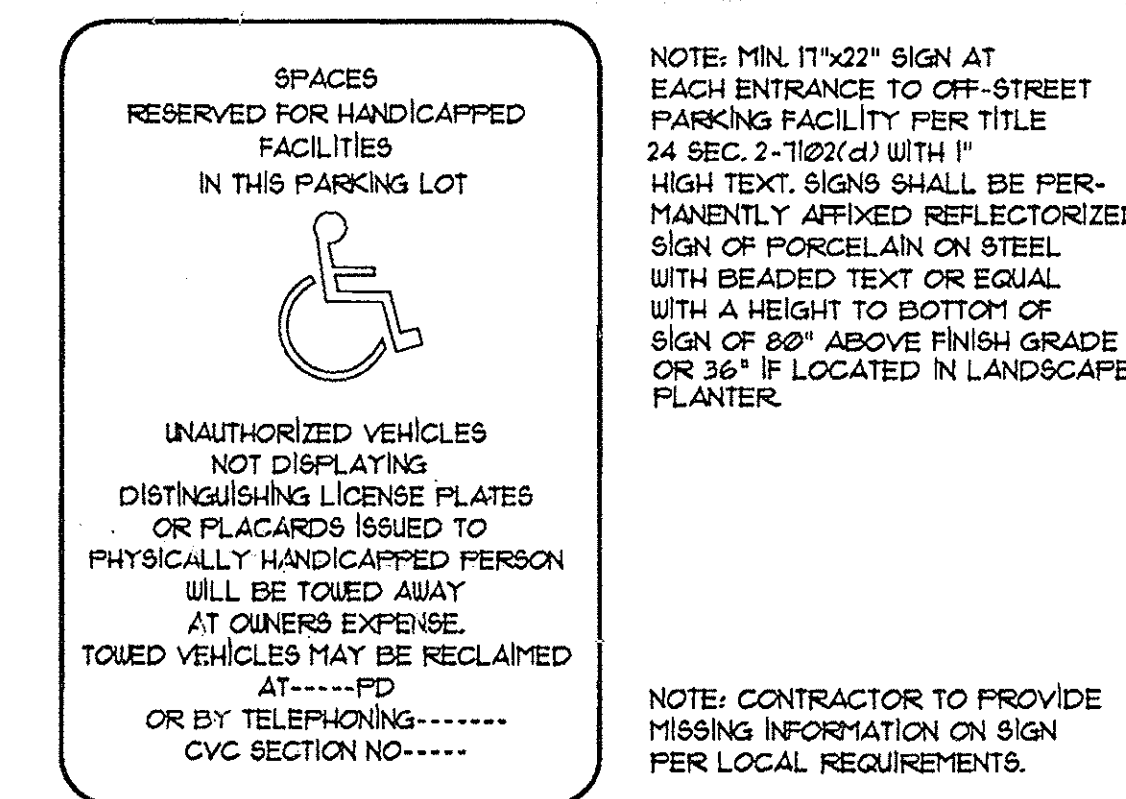
SC: 1/4"=1'-0"



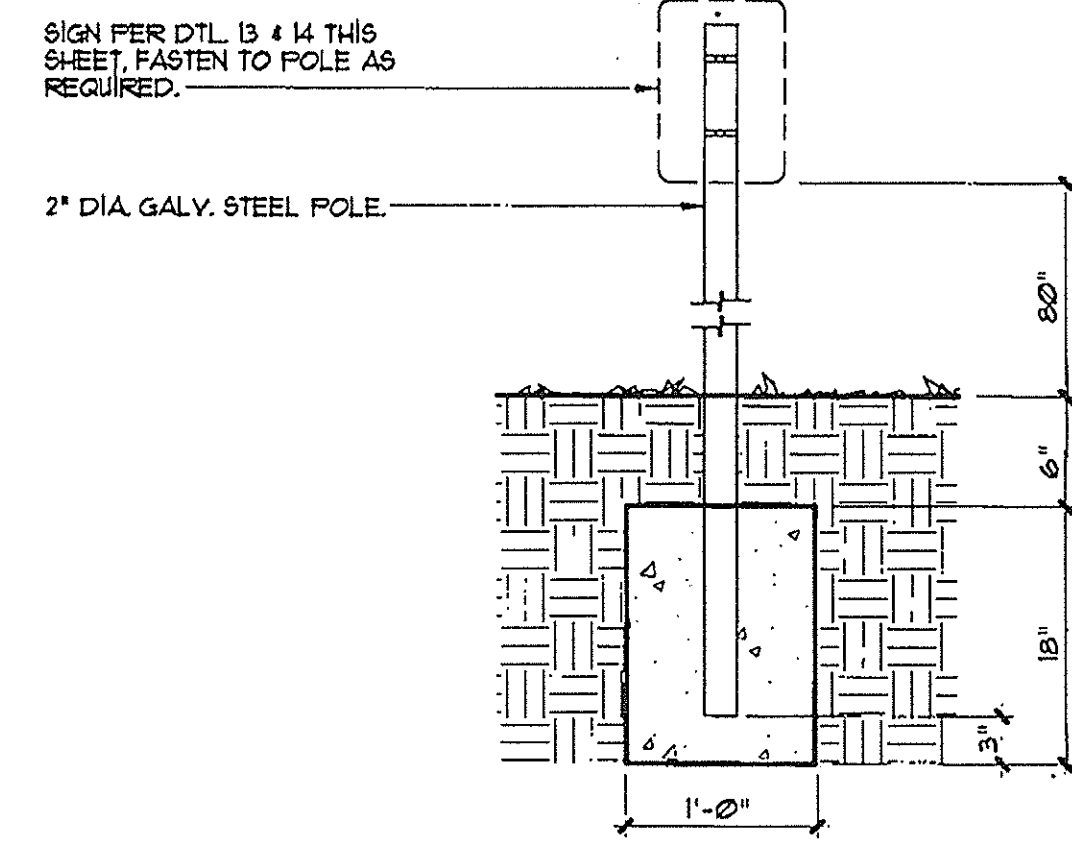
15 LIGHT POLE AND BASE
SCALE: 1/2"=1'-0"
S024



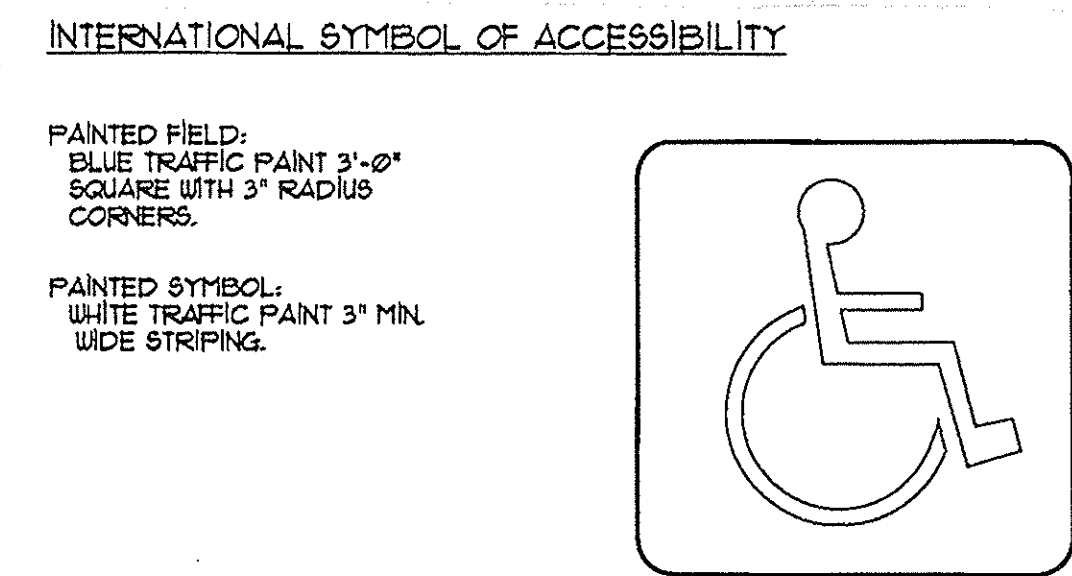
14 BIKE RACK
SCALE: 3/4"=1'-0"
E024



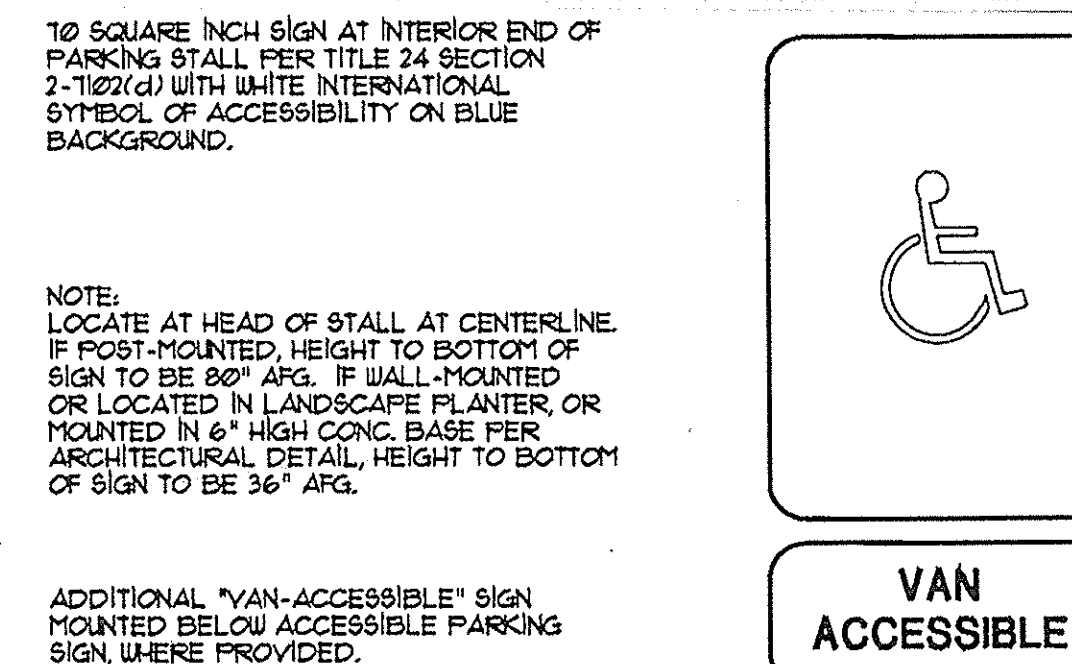
13 HANDICAPPED ENTRANCE SIGN
SCALE: NONE



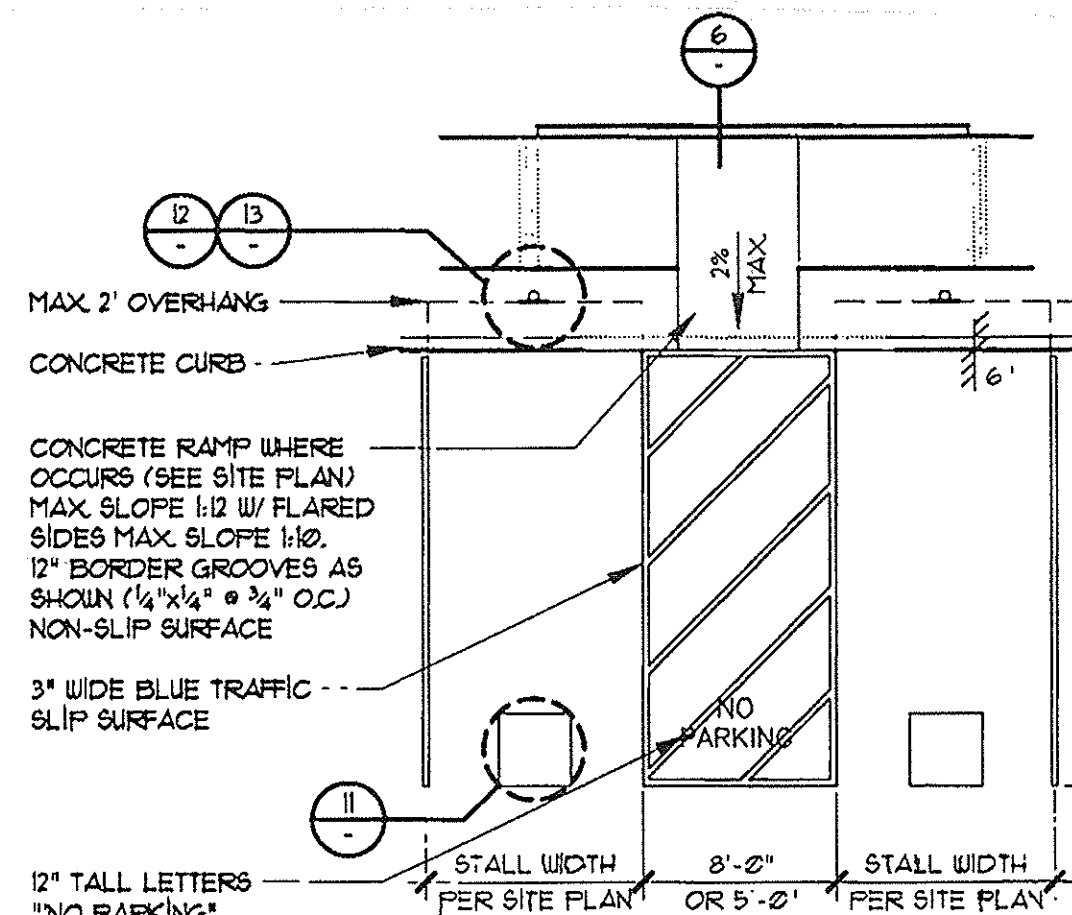
12 SIGN POST
SCALE: 1"=1'-0"



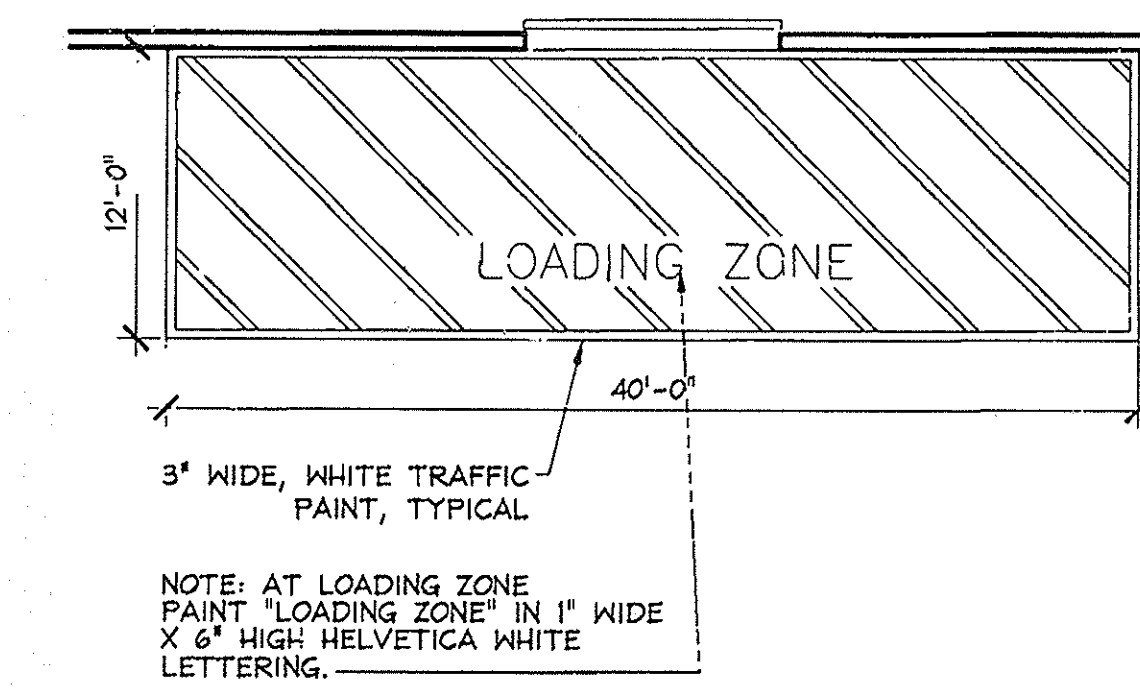
11 HANDICAPPED SYMBOL ON PAVING
SCALE: 3/4"=1'-0"



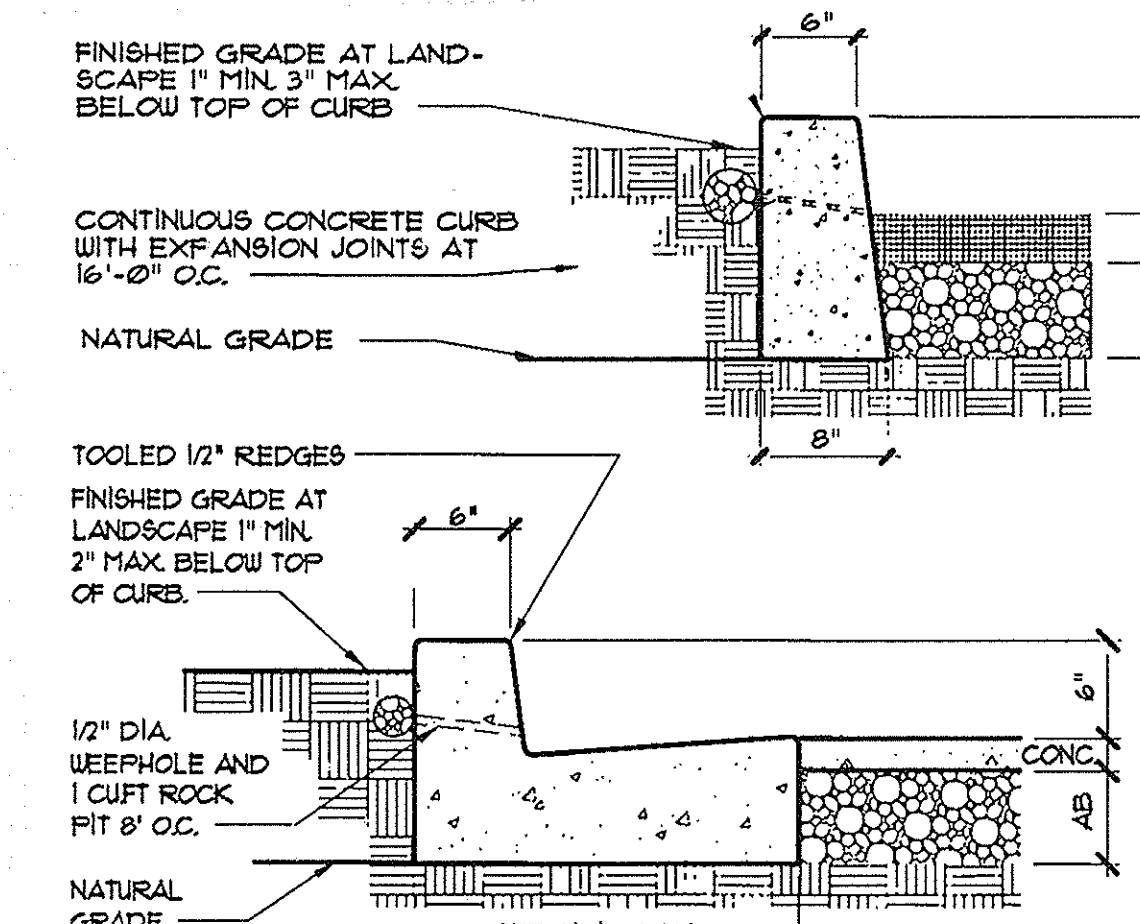
10 HANDICAPPED STALL SIGN
SCALE: 3"=1'-0"



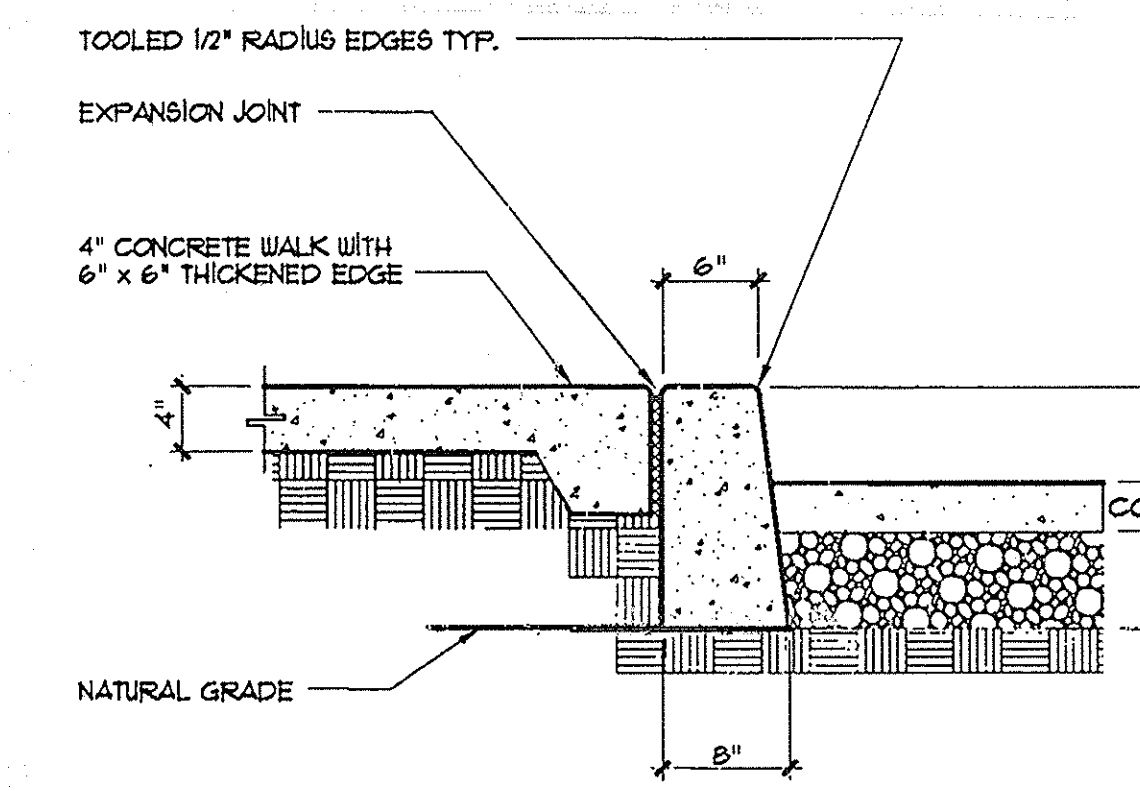
9 TYPICAL ACCESSIBLE PARKING STALL
SCALE: 1/8"=1'-0"
S014



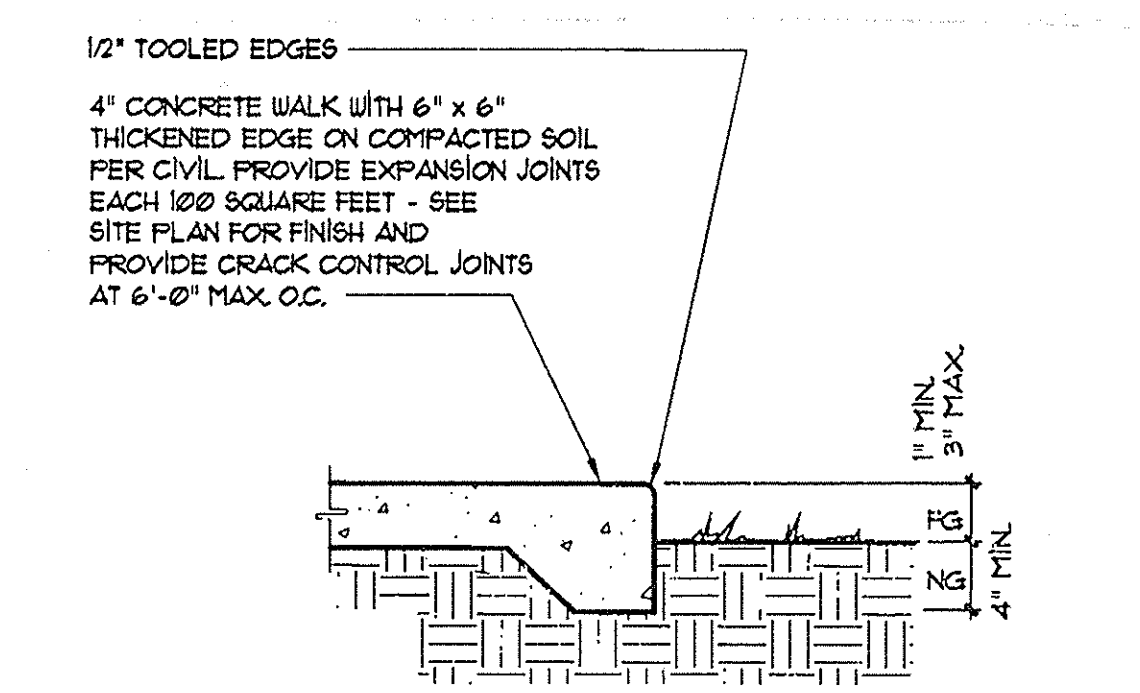
8 LOADING ZONE
SCALE: NTS



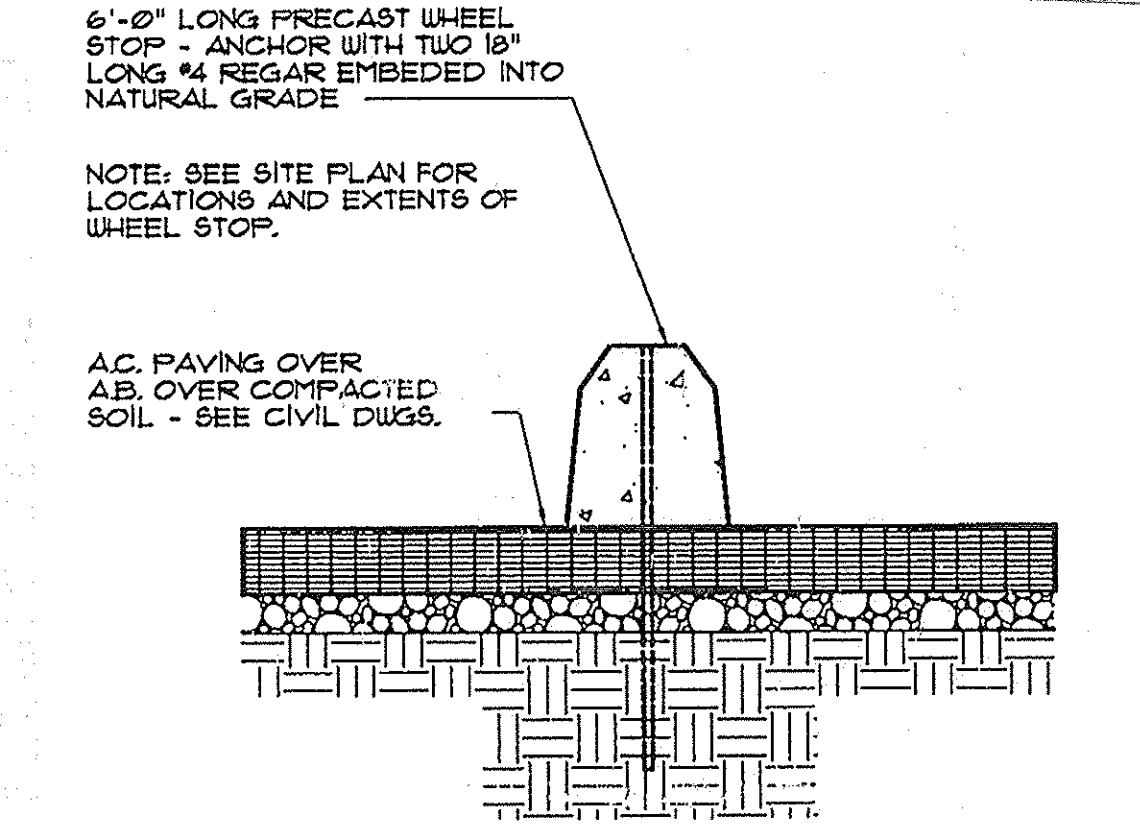
7 CONCRETE CURB & GUTTER
SCALE: 3"=1'-0"



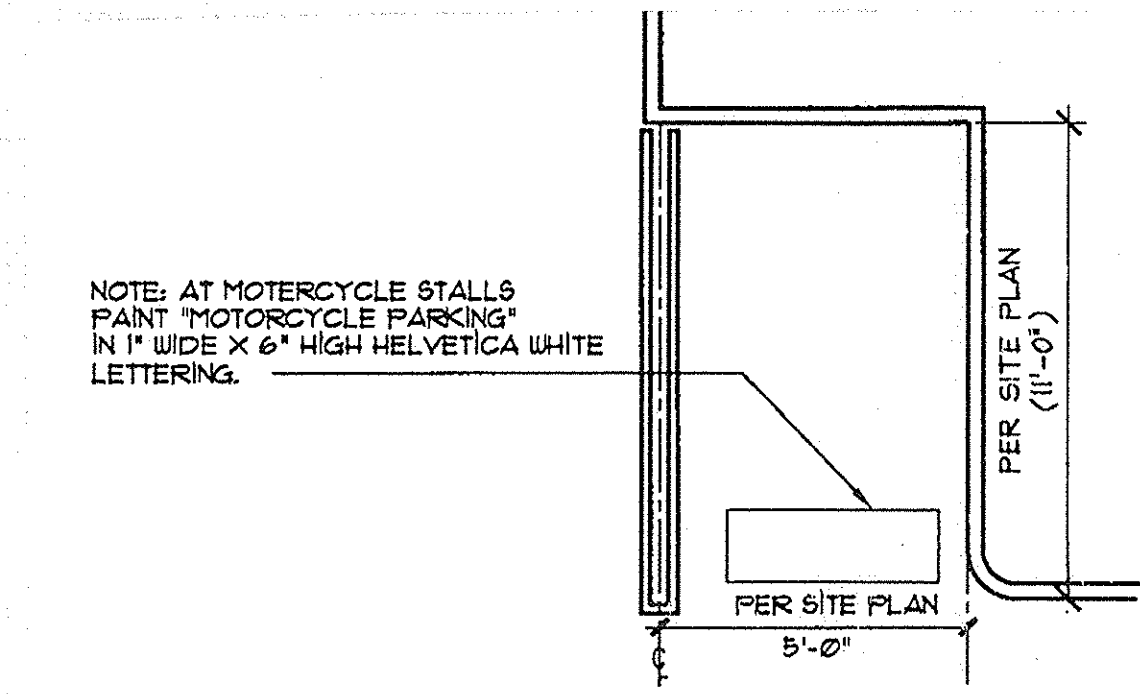
6 CONCRETE CURB AT WALK
SCALE: 1"=1'-0"



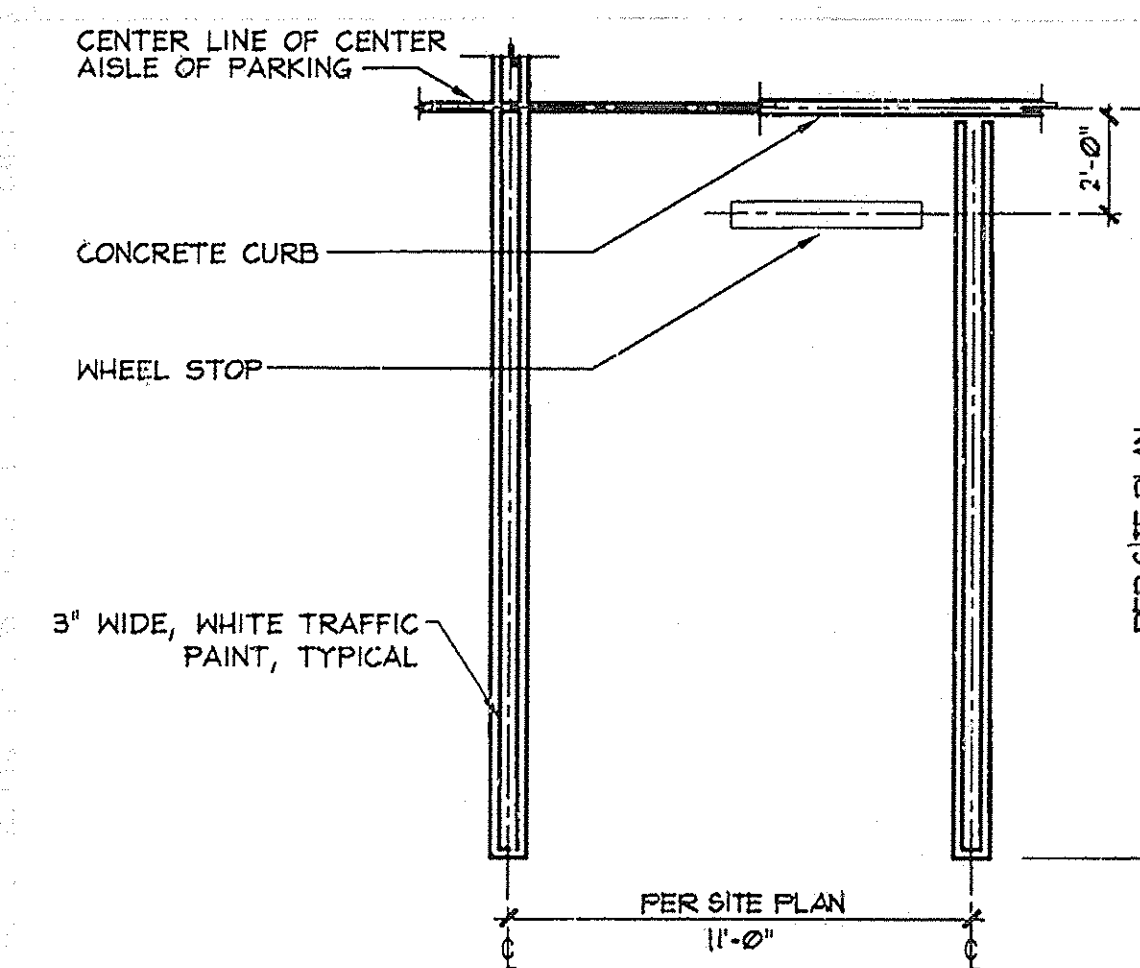
5 CONCRETE WALK AT LANDSCAPING
SCALE: 1"=1'-0"



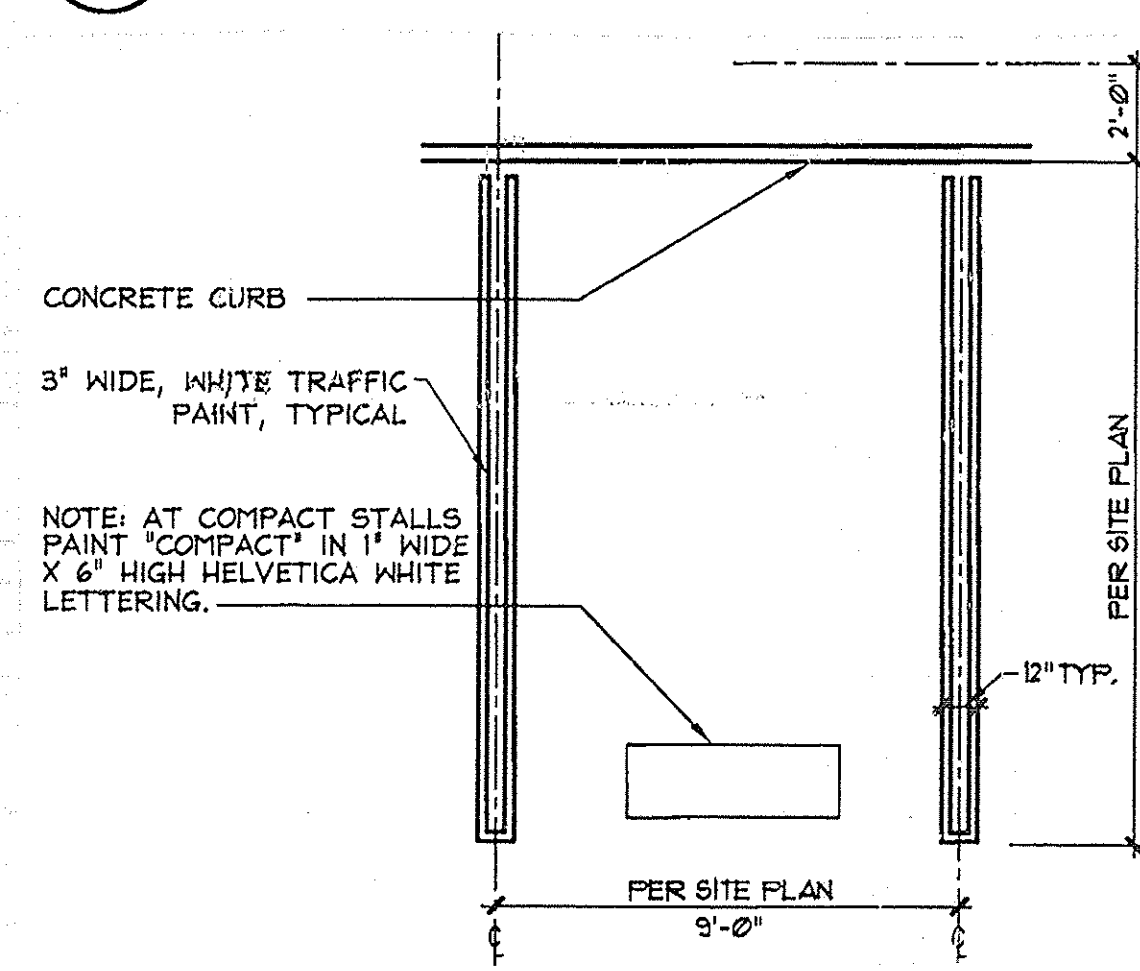
4 PRE-CAST CONCRETE WHEEL STOP
SCALE: 1"=1'-0"
S012



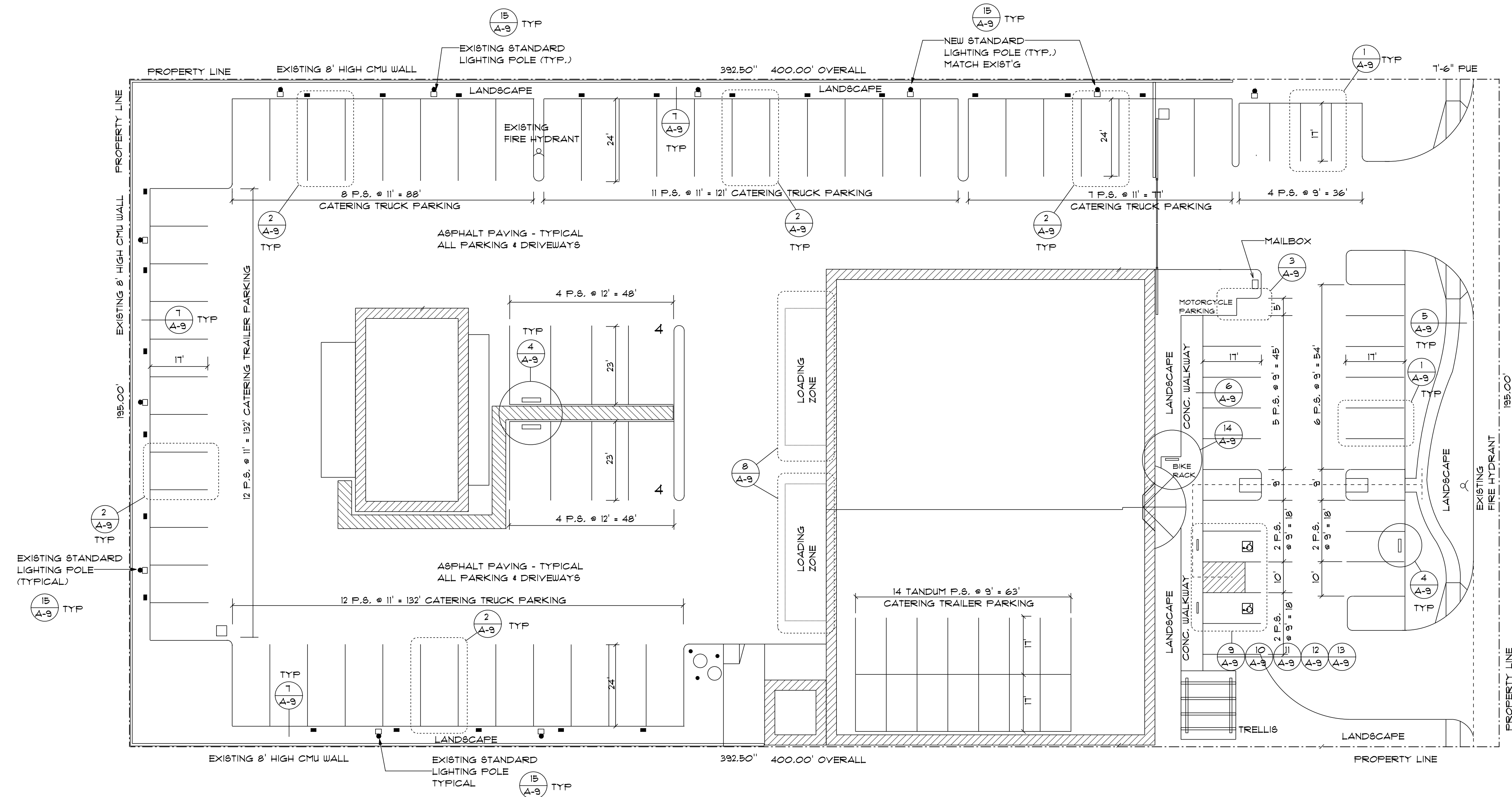
3 MOTORCYCLE PARKING
SCALE: 3/16"=1'-0"



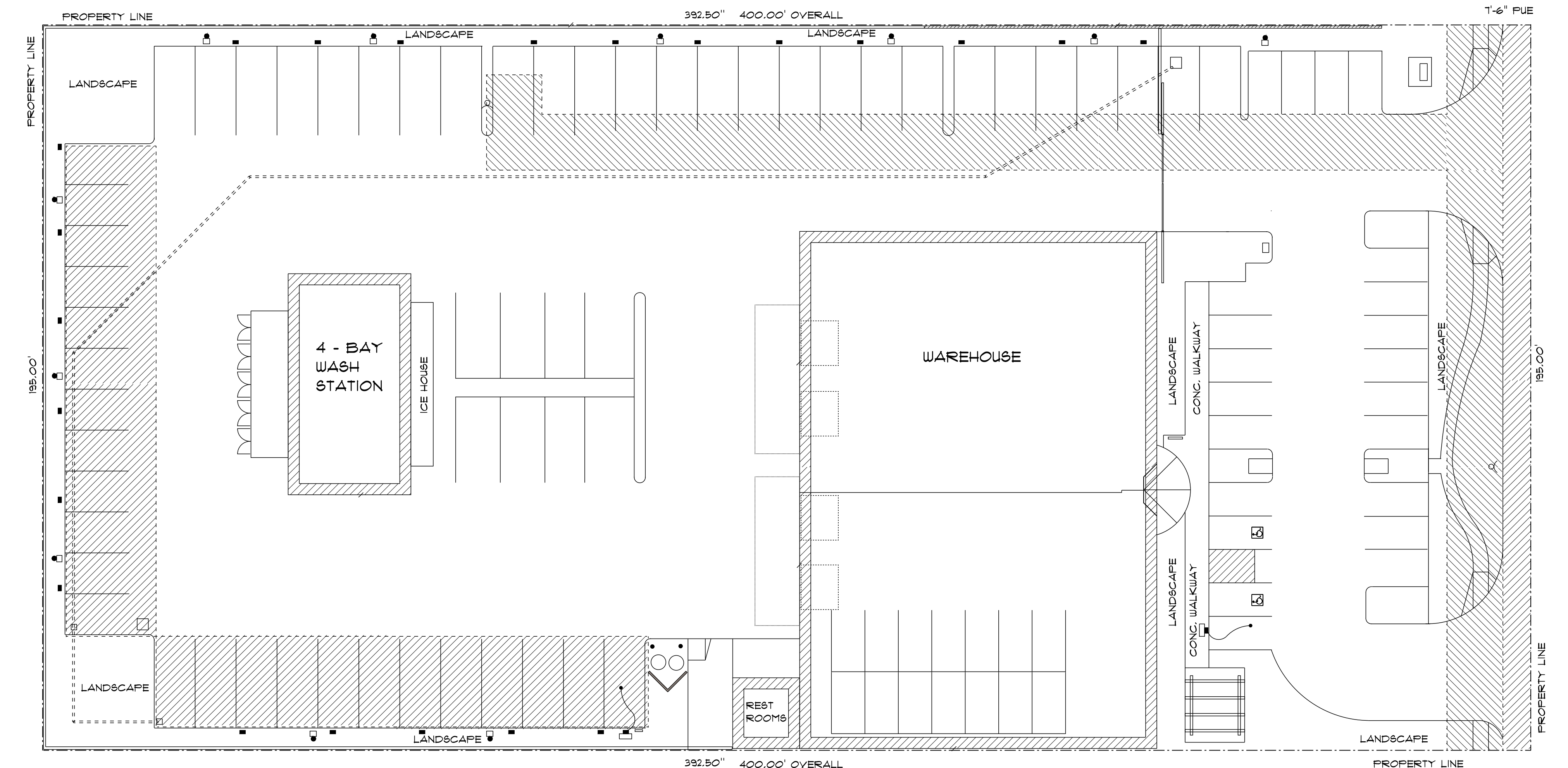
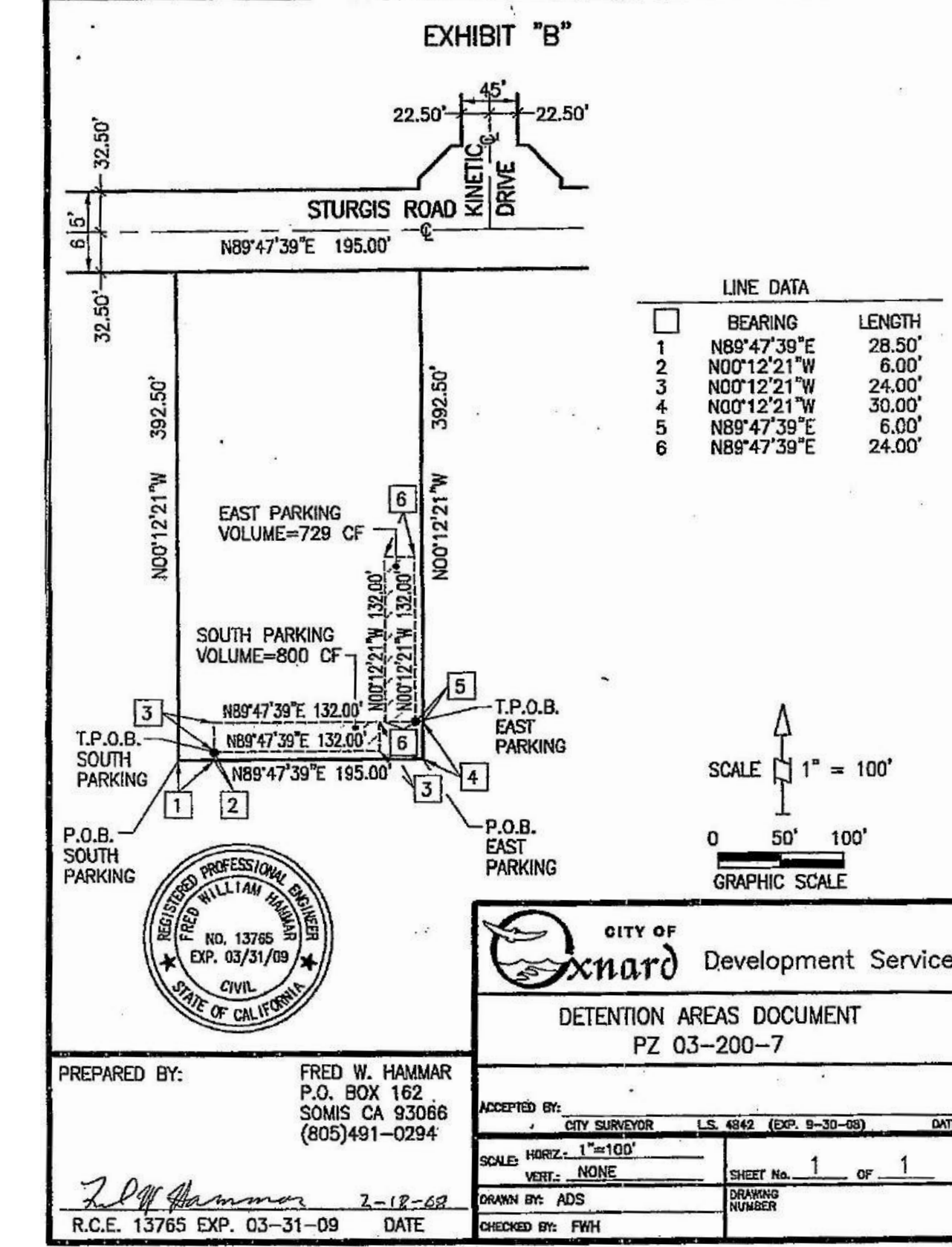
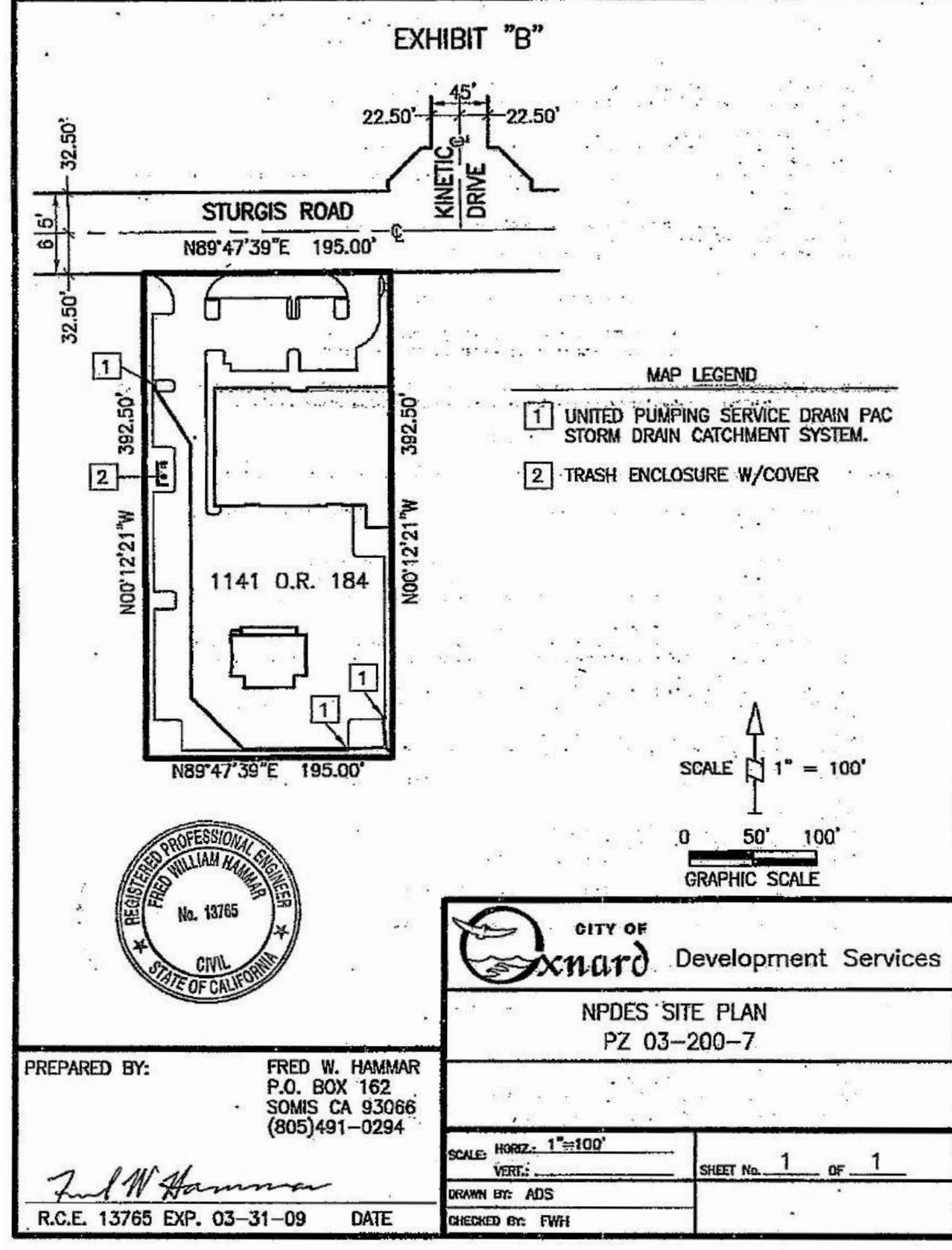
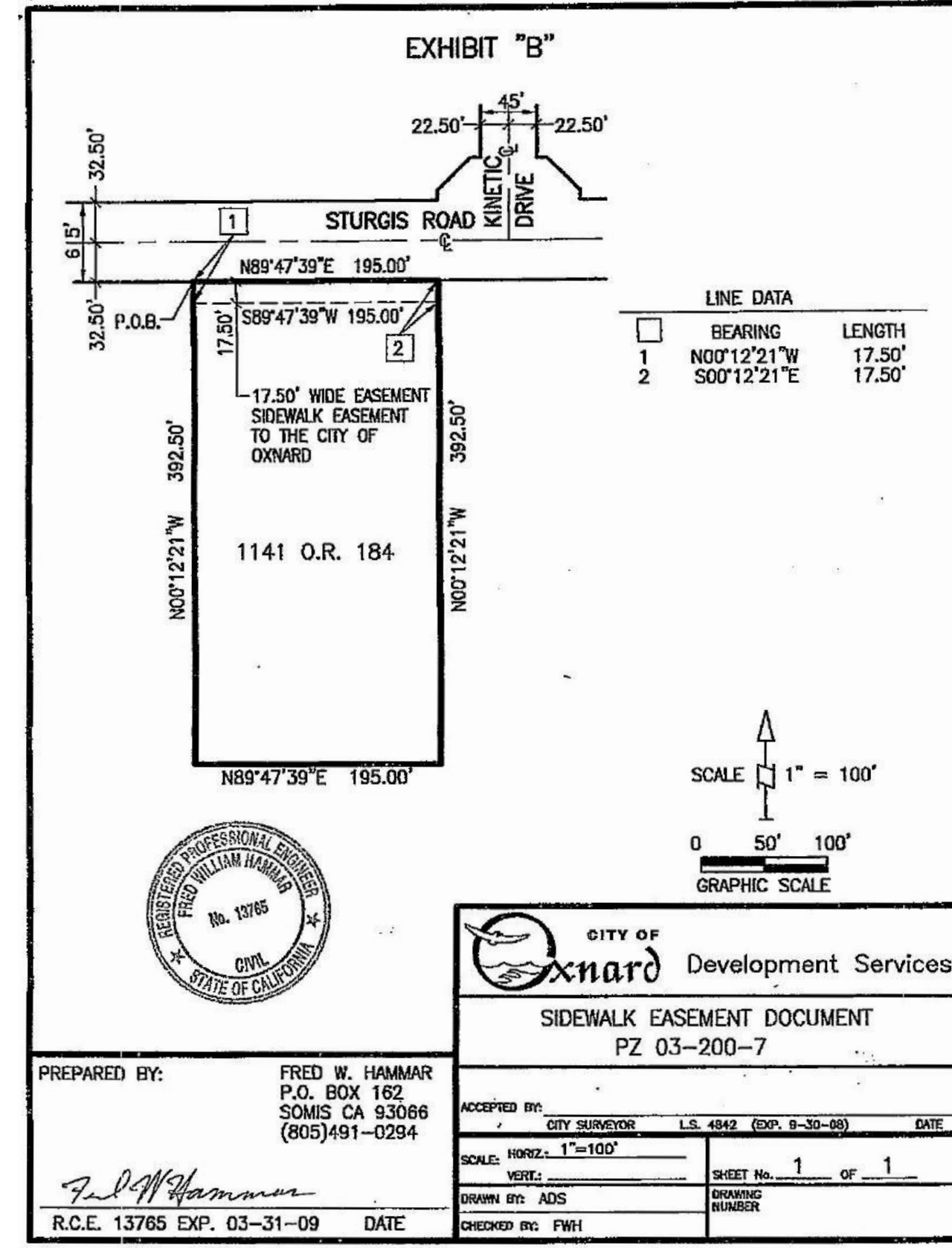
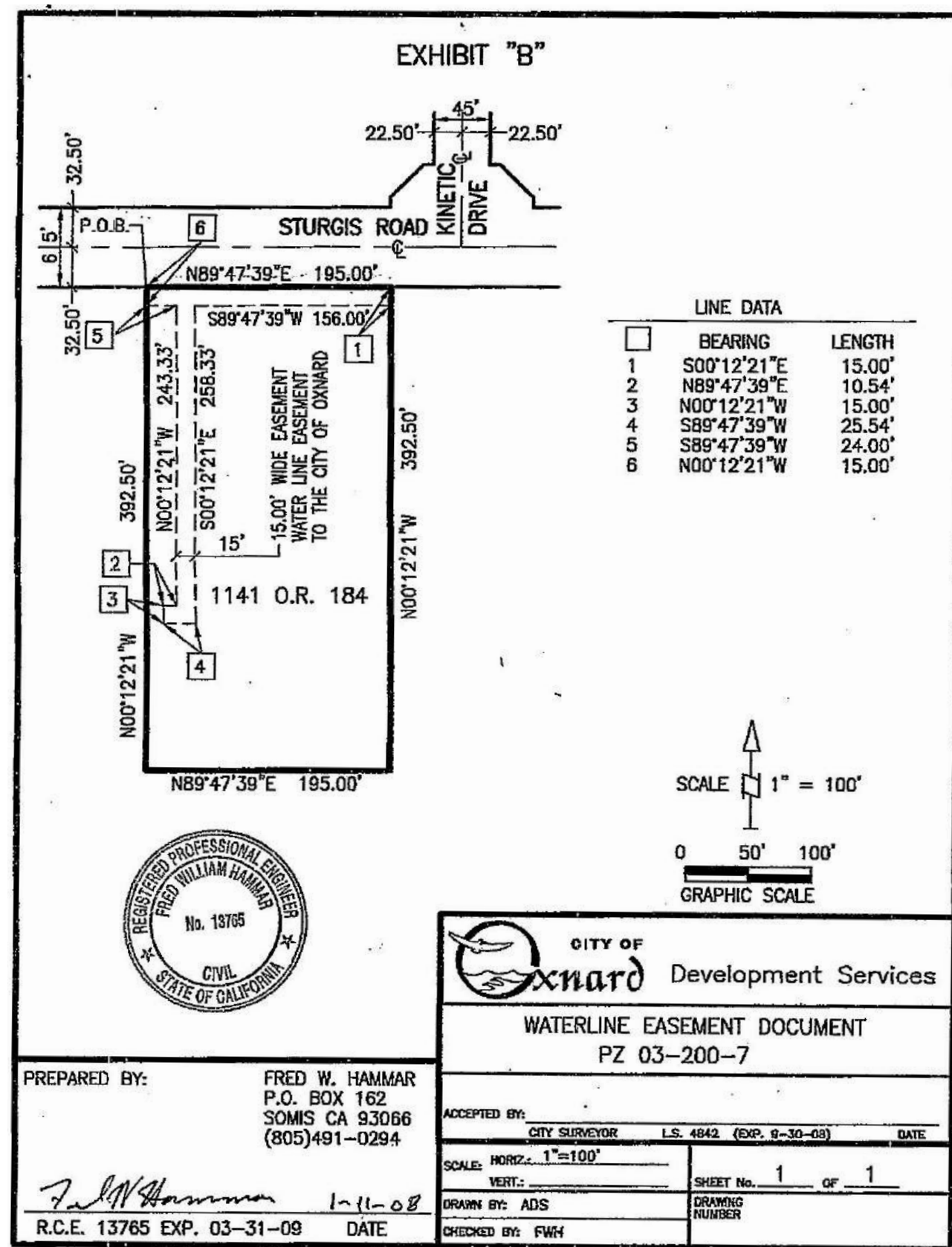
2 PARKING LOT STRIPES- TRUCK PARKING
SCALE: 3/16"=1'-0"



1 PARKING LOT STRIPES
SCALE: 3/16"=1'-0"
S030



S T U R G I S R O A D



PROPOSED SITE PLAN - EASEMENTS

SC: 1" = 20'-0"

N

CHAPTER 9 – GATES AND TRAFFIC CALMING DEVICES

9.1 Gates General. Gates shall be installed and maintained in an operative condition at all times in accordance with this chapter.

9.1.1 Gate Permits Required. Scaled access plans shall be submitted to the Fire District for review and approval prior to installation of any gates across *fire apparatus access roads*. In addition to obtaining Fire District approval, a zoning clearance and building permit may also be required. It shall be the responsibility of the owner or owners authorized agent to obtain all required permits and approvals prior to the installation of any gates across *fire apparatus access roads*.

9.1.1.1 Gate Plans. Gate plans shall include the following and be drawn on a minimum 24"x36" sheet and shall be drawn to scale of not less than 1 inch = 10 feet:

1. Identified clear width and height of gates.
2. Location of gates as they relate to required setbacks, and any fire protection equipment.
3. Location of Knox device.
4. Details of operation, inclusive of battery back-up or "fail-safe" operation as required.
5. Location of exiting spikes or similar devices.

9.1.1.2 Gate Inspections. Prior to placing any gate into service, the responsible party shall request an inspection from the *fire code official*.

9.1.2 Knox Device. All gates shall be equipped with a Knox Rapid Entry device installed in an approved location. Electric gates shall be equipped with a Knox electric switch. Manual gates may be locked with a padlock or Knox padlock. Gates locked with a padlock shall be provided with a Knox key box with padlock keys inside. Approved Knox devices can be ordered at www.knoxbox.com. No other locks or latches shall be installed on gates.

9.1.3 Multiple Gates. There shall be no more than one (1) gate across *fire apparatus access roads* providing ingress and egress to an area.

Exception: Additional gates may be installed across *driveways* when they do not unduly impair ingress or egress as approved by the *fire code official*.

9.1.4 Gate Interference. Gates and other appurtenances shall be placed such that they do not interfere with the required turning radius and/or the use of fire protection equipment.

9.2 Driveway Gates. Gates across *driveways* shall comply with section 9.1 and sections 9.2.1 through 9.2.3.

Exception: Gates are not required comply with this section installed across a driveway that is not part of the required fire department access. All gates shall have a Knox device installed to provide foot access to firefighters.

9.2.1 Driveway Gate Operation. Gates across *driveways* shall be permitted to be electrically or manually operated and may be of the swing or sliding type.

9.2.1.1 Fail-Safe. Electrical gates must operate with battery back-up or in "fail-safe" when electrical service is interrupted. "Fail-safe" shall allow for a gate to be opened manually under power loss.

9.2.2 Driveway Gate Easements. All gate components shall be located within recorded easements, including location of any gate in the open position when serving more than one (1) parcel.

9.2.3 Driveway Gate Width. Gates across *driveways* shall have a clear width of not less than 15 feet.

9.3 Road Gate Operation. Gates across *roads* shall comply with section 9.1 and sections 9.3.1 through 9.3.7.

9.3.1 Road Gates. Gates shall be electrically operated and may be of the swing or sliding type.

9.3.2 Road Gate Exit Loop. An automatic exit loop shall be provided for all gates on the egress side of the gate. No gate shall require the use of a key, remote or other device to egress.

9.3.3 Road Gate Battery Back-up. Gates shall be equipped with a battery back-up and in the event of a power failure shall open and remain open until power is restored.

9.3.4 Road Gate Easements. All gate components shall be located within recorded easements, including location of any gate in the open position.

9.3.5 Road Gate Width. Gates across *roads* shall have a clear width of not less than 20 feet when serving two-way traffic and not less than 15 feet when serving one-way traffic. See Figure 9.3.5.

9.3.6 Vehicle Stacking. Gates across *roads* shall be situated in accordance with public road standards but not less than 40 feet for from an intersecting road to allow safe vehicle stacking.

9.3.7 Vehicle Turnarounds. Provisions for turning around vehicles must be provided when entry is denied.

9.4 Gate Maintenance. All gates and components shall be maintained in an operative condition at all times and shall be replaced or repaired when defective.

9.4.1 Maintenance Responsibility. Property owner(s) shall be responsible to maintain gates. Gates that are part of a tract development, residential planned development or similar situation shall be maintained by the development's Owner's Association.

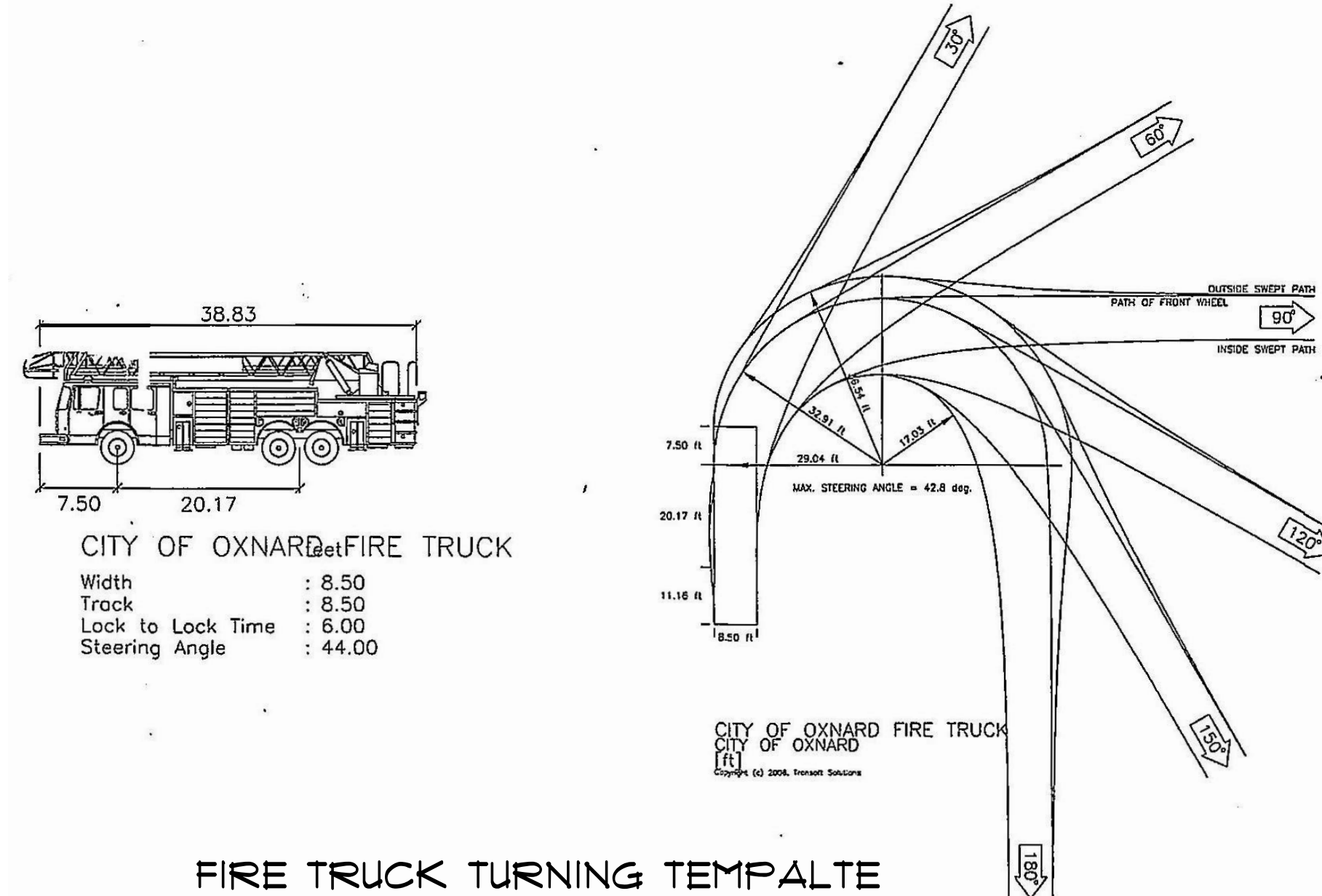
9.4.2 Battery Testing. Any gate required to have a battery back-up system shall have a semi-annual test of that system performed and a record kept on file.

9.4.3 Service Records. Records shall be maintained on-site and are subject to review at the request of the Fire District.

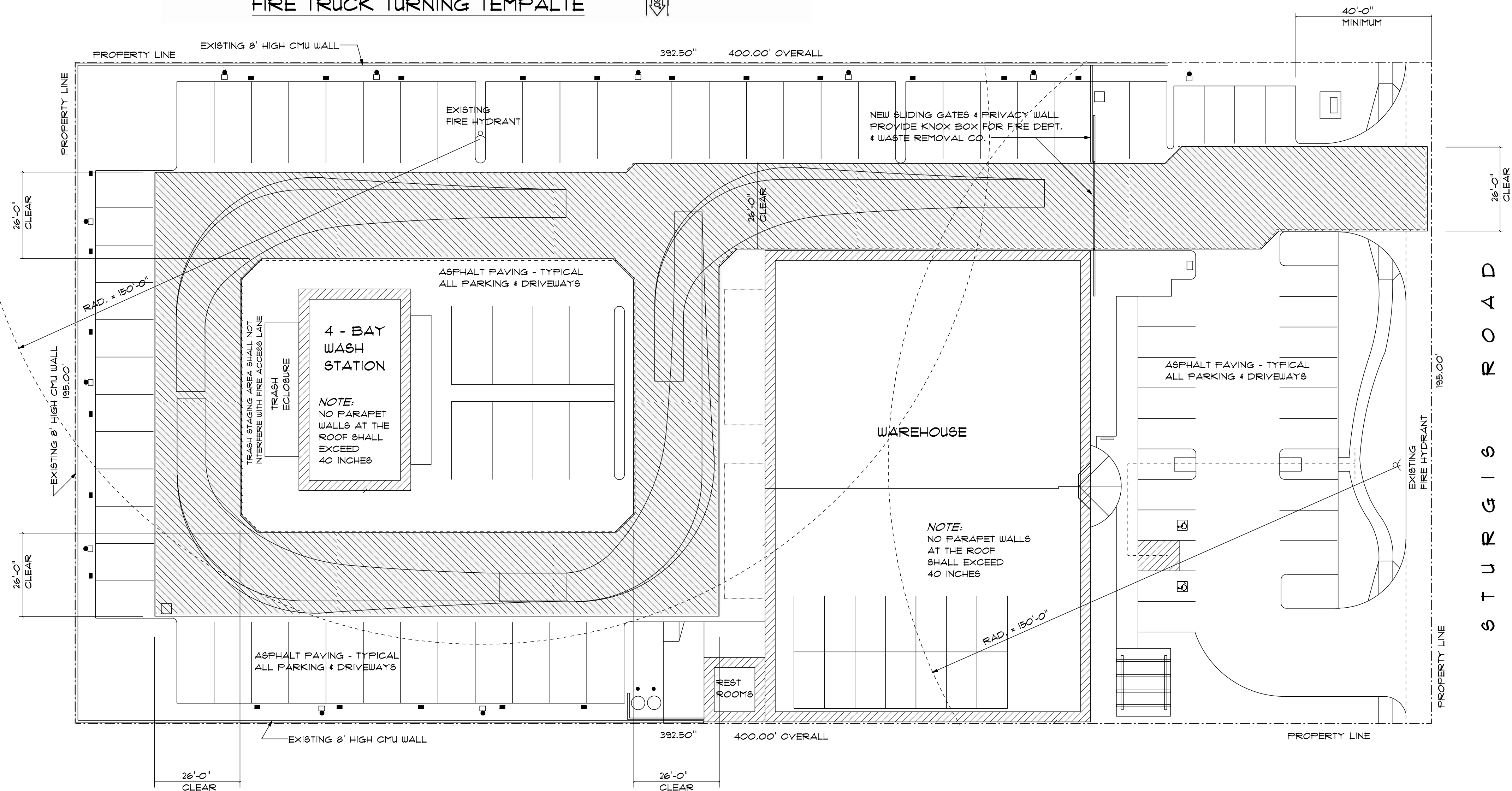
9.5 Traffic Calming Devices. Traffic calming devices shall be installed and maintained in accordance with the road standards for the local jurisdiction in which the devices are to be installed. Where no road standards exist for the local jurisdiction, the devices shall be installed in accordance with the Ventura County Road Standards.

FIRE DEPARTMENT REQUIREMENTS

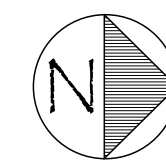
Access for fire department and other emergency vehicles shall be maintained throughout all parts of the project.
On site water supply shall be maintained and be sufficient for Fire Department suppression operations throughout all parts of the project.
Communication and compliance with Certified Unified Program Agency (CUPA) requirements for the storage, handling and generation of all hazardous materials and waste throughout all parts of the project.
Adherence to all applicable sections of the fire code and health and safety code for the duration of the project throughout all parts of the project.
Electrically operated pedestrian and/ or vehicular entrance(s)/gate(s) providing access to first responders shall be operable by City approved radio equipment. (Click 2 Enter).
The project shall be assessed to determine if an Emergency Responder Radio Communication System (ERCC'S) is needed.



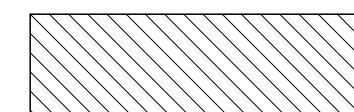
FIRE TRUCK TURNING TEMPLATE



PROPOSED SITE PLAN - FIRE APPARATUS ACCESS sc: 1" = 20'-0"



FIRE DEPARTMENT
APPARATUS ACCESS
STANDARD



Fire Sprinkler System Upkeep & Inspection Procedure

1. Initial System Assessment and Routine Inspections

- Hired Langkilde's Fire Protection for all of our required inspections and repairs

2. Required Testing

- Flow Testing: Ensure water is delivered at the correct pressure and volume.
- Alarm Testing: Verify that fire alarms activate when sprinklers are triggered.
- Drain Testing: Confirm proper drainage and prevent water stagnation.

3. Maintenance & Repairs

- Replace damaged or corroded components immediately.
- Clean sprinkler heads to prevent blockages.
- Ensure backup water supply is functional.

4. Monitoring

- Hired Rincon Inspection Group to monitor and maintain our fire alarm system.

5. Compliance & Documentation

- Follow NFPA 25 standards for inspection, testing, and maintenance.
- Maintain detailed records of all inspections and repairs.
- Schedule annual professional inspections to ensure compliance.

**OXNARD FIRE DEPARTMENT**

FIRE PREVENTION DIVISION

FIRE PROTECTION SYSTEMS – Fire Sprinklers

Fire sprinklers are recognized as the most cost effective method of reducing the loss of life and property from fire.

Automatic fire sprinkler protection is required in all new buildings, including dwellings, in accordance with Oxnard City Code, Chapter 14, section 14-26.

A separate submittal and permit is required, with submittal to the City of Oxnard Service Center, 214 S. C. St., Oxnard CA 93030, (805)385-7925.

NFPA 13 is the standard for commercial system design. Note that for the purposes of fire sprinkler design and coverage, fire walls shall not be considered as creating separate buildings.

- Automatic fire sprinklers shall be installed throughout all newly constructed buildings regardless of location, floor type, or occupancy classification.

Commercial speculative buildings for which a predetermined use per the CBC has not been determined are to be designed with a minimum density factor of .21 GPM over a minimum of **3000** square feet of area.

Commercial speculative buildings which are intended to be used for high-piled combustible storage are to be designed with a minimum density factor of .33 GPM over a minimum of **3000** square feet of area.

- Automatic fire sprinklers shall be installed throughout buildings undergoing a change of occupancy or change of use to a more hazardous classification as determined in the CBC or by the Fire Chief.

- Additions greater than **1000 square feet** to commercial or residential buildings shall have fire sprinklers installed in the addition and throughout the existing structure.

EXCEPTIONS that may be authorized:

- Trash enclosures of non-combustible construction, including the roof cover, that are at least **5** feet from the property line and **10** feet from any adjacent structure on the same or adjoining property.

Calculations are to be submitted using a design pressure of **50-PSI** static at the street. As an alternative, calculations may be based on an actual **approved** fire hydrant flow test (permitted, witnessed, and approved by Development Services) **minus 10 p.s.i. (not 10%)**. Contact Development Services at (805)385-7890 regarding existing fire hydrant flow test results.

The Fire Department Connection (FDC) for fire sprinkler systems is required to be accessible from a public right-of-way (normally the road to which the building is addressed). This connection shall face towards that street and be within 50 feet of a fire hydrant that is not separated by routes of vehicle travel.

FIRE PROTECTION SYSTEMS – Standpipe Systems**Wet and Dry Standpipe Systems**

A Type I System may be required if, upon review of the project, firefighting operations would benefit. This could be any of the listed circumstances or a combination of:

- An access point to building for fire apparatus is too great.
- Limited number of points of entry or exterior building access.
- Distance to the most interior area of the building is excessive for firefighting hose.

Wet type II & III Systems are reserved for unique settings and will not store hose that is accessible to the public. Our department does not want untrained personnel using fire hose lines in confined areas.

The same requirements for a sprinkler FDC applies to the FDC for any standpipe system.

FIRE PROTECTION SYSTEMS – Specialized Systems

A separate submittal and permit is required for all specialized fire protection systems, with submittal to the City of Oxnard Service Center, 214 S. C. St., Oxnard CA 93030.

**OXNARD FIRE DEPARTMENT**

FIRE PREVENTION DIVISION

Fire Flow and Hydrant Spacing**Industrial and Commercial**

A fire flow of **4500** GPM at **20-PSI** residual for industrial and commercial structures. A spacing requirement of **300** feet and located so that no structure is more than **150** feet from multiple hydrants (onsite hydrants are included).

Streets with medians shall have hydrants placed on each side of the median so that fire hose lines will not have to cross the street.

Onsite hydrants shall **not** be connected to the same underground supply as the fire sprinkler or fire standpipe systems.

When any portion of a building is more than **150** feet from a fire hydrant provided on a public street, onsite hydrants capable of providing the required fire flow will be required.

NOTE: Fire flows listed are minimums and specific projects may require additional fire flow depending on occupancy, size and construction of a particular building. Fire flow for a project will be based on the largest building within the project. Be aware that the City Water Department has reduced the city water pressure during periods of conservation.

**OXNARD FIRE DEPARTMENT**

FIRE PREVENTION DIVISION

Acceptance tests are to be conducted upon the completion of an installation or alteration.

Satisfactory tests of the entire system shall be made in the presence of a representative of the Oxnard Fire Department. All functions of the system shall be tested, including operation of the system in various alarm and trouble modes for which it was designed per the requirements of NFPA 72.

All systems shall be under the supervision of qualified persons as described within NFPA 72E, Appendix A-71.2.2. These persons shall cause proper tests and inspections to be made at prescribed intervals.

Hazardous Materials

The Oxnard Fire Department has a separate Division, the Certified Unified Program Agency (CUPA) which specializes in administering the codes, laws and ordinances relating to hazardous materials, hazardous wastes.

The CUPA program consists of six (6) elements related to hazardous materials and hazardous wastes regulation:

- Hazardous Materials Business Plan (Community Right-to-Know)
- Hazardous Wastes (Hazardous Waste Control Laws)
- Underground Storage Tanks (UST)
- Aboveground Storage Tanks (AST)
- California Accidental Release Prevention Program (CalARP)
- Tiered Permit (Onsite Hazardous Waste Treatment)

A CUPA permit will be required if your business handles, stores, or uses any hazardous materials at or above 55 gallons, 500 pounds, or 200 cubic feet, or any amount of hazardous waste. There are lower reporting requirements for organic peroxides, poisons A and B, and explosives.

The State of California established an electronic information management system known as the California Environmental Reporting System (CERS). All businesses must now submit Unified Program-related information to CERS instead of on paper forms.

As of January 1, 2013, all CUPA regulated facilities are required to report the following information electronically into the CERS database:

- Hazardous Materials Business Plan (HMBP)
- Chemical inventory
- Underground Storage Tank data (UST)
- Aboveground Storage Tank data (AST)
- Hazardous Waste Generator data

**OXNARD FIRE DEPARTMENT**

FIRE PREVENTION DIVISION

ACCESS REQUIREMENTS – Firefighting

All portions of the exterior walls of a single story building shall be not more than **150** feet from an approved fire access roadway. This distance must take into account any natural or man-made barriers such as trees, shrubs, fences, etc. and will be measured as a path of travel for the deployment of firefighting hose.

For each additional story in height, the distance shall be reduced by **20** feet per floor (i.e., a two-story building shall be no more than **130** feet from the access roadway and a three-story building no more than **110** feet from the roadway).

FIRE PROTECTION – Fire Hydrants

Fire Hydrants, permanent all weather surface roadways, curbs and gutters, are required to be in place **prior** to combustible framing.

All combustible framing must be kept within **150** feet of an acceptable access road serviced with active fire hydrants. If a project requires a secondary fire access, it shall have a minimum clear width of **26** feet and a vertical clearance of **13** feet, **6** inches, be paved and support a **76,000 pound** fire apparatus.

All new hydrants shall be 6" wet barrel with National Standard Thread (NST) outlets. Refer to Public Works Standard Plates for installation details.

Sizing and type of City of Oxnard approved hydrants are as follows (Public Works Plate #23):

- Type 1 – One & two family Residential: 4" x 2½" Jones J-3700 or approved equal.
- Type 2 – Multi-family Residential: 4"x4"x2½" Jones J-3775 or approved equal.
- Type 3 – Commercial/Industrial: 4"x4"x2½" Jones J-3775 or approved equal.

Fire hydrant locations shall be clearly identified by the installation of **blue** reflective markers in the middle of the street.

Fire Sprinkler Monitoring and Alarm Systems

Fire sprinkler monitoring and alarm systems are required for all fire sprinkler systems with 20 sprinklers or more. Exceptions are found in CFC sec. 903.4. Systems are required to have an exterior strobe visible from the street or access drive aisle. Automatic fire extinguishing systems are required to be monitored by the monitoring and alarm system. Note that duct smoke detection required by CMC sec. 608 is not required to be monitored by a monitoring and alarm system that is not a fire alarm system.

Fire Alarm Systems

The requirement for Fire Alarm systems is determined by CFC and CBC requirements. Systems are required to have an exterior strobe visible from the street or access drive aisle.

The system design shall include full system monitoring and annunciation to allow the crucial detailed information of a system actuation to be transmitted, to best dispatch the available equipment to a call.

The use of full system annunciation will allow the Fire Battalion Chief and Emergency Fire Dispatch Division to properly send equipment that is best suited to any system call – trouble alarm, pull station call, water flow alarm or any other combination of device activations that will indicate the critical level of urgency.

A Fire Alarm System Certification and Description per NFPA 72 Chapter 1 – Figure 1-7.8.2 Certificate of Completion, shall accompany all plans submitted for approval.

All systems shall have the capability of annunciation and communicating the location of the device that is initiating and confirming the alarm. (E.G.: 1600 SOUTH ROSE AVENUE- SECOND FLOOR-SOUTH WING MANUAL PULL STATION EXIT CORRIDOR 3, SECOND FLOOR WATERFLOW, SECOND FLOOR SOUTH WING SMOKE DETECTOR EXIT CORRIDOR 3)

The annunciating information shall be displayed at the site at the annunciator panel, and the alarm system shall have the capability of transmitting this information to a 24-hour Central Station monitoring location or company that will relay the information to the Oxnard Fire Department.

The added benefit of sending the appropriate fire fighting equipment and personnel at the proper time interval is that it will greatly diminish the amount of fire loss, water, and property damage and provide the greatest amount of safety for the responding crews.

**OXNARD FIRE DEPARTMENT**

FIRE PREVENTION DIVISION

Design for Fire and Life Safety

Code Compliance – The Oxnard Fire Department enforces the 2019 California Fire Code (CFC); Titles 19 and 24 of the California Code of Regulations; the 2019 California Building Code (CBC) as applicable to the Fire Department; and Chapter 14-sections 14-24 through 14-26 of the Oxnard City Code.

ACCESS REQUIREMENTS – Fire Apparatus

Fire lanes, fire access roads and secondary fire access routes shall have a clear width of **26** feet and have a minimum vertical clearance of **13** feet **6** inches. Widths are measured from face of curb/base of rolled curb. This width shall be increased by **5** feet for each floor above the second story. The driving surface shall be an all-weather type that is capable of supporting the imposed loads of fire apparatus (**76,000 pounds**).

Gates shall have a minimum clear opening of **20** feet for two-way traffic, and **15** feet each for one-way traffic sets of gates.

Designated fire lanes shall have approved signs and markings which meet the approved standards of the Fire Department, the Traffic Engineering Department, and the State of California Vehicle Code.

Roadway intersections and turning radii shall meet the minimum requirements of the City of Oxnard Traffic Engineering Department.

Turnarounds shall be required on all drives, courts and cul-de-sacs equal to or greater than **150** feet in length. Tee or hammerhead turnarounds will be considered on a project-by-project basis.

SPECIAL ACCESS SYSTEMS:

- Commercial, industrial, and retail projects are required to install a Knox-Box. KNOX Series 3200 is used for most commercial applications. Knox-Boxes may be ordered online at <http://www.knoxbox.com/store/findDept.cfm>
- Electrically operated vehicle entry gates may require Click-2-Enter radio activated controls at the discretion of the Fire Chief. See <http://www.click2enter.net/> for details.
- Additional information on the type and location of special access systems may be obtained from the Fire Department.

ADDRESSING:

Commercial, industrial, multi-family residential, care facilities and those deemed appropriate are to have address numbers a minimum of eight inches in height. Address numbers shall be plainly visible and legible from the street or roadway fronting the building. Numbers shall contrast with their background to make them plainly visible.

**OXNARD FIRE DEPARTMENT**

FIRE PREVENTION DIVISION

Kitchens

A Type I hood and exhaust system complying with the CA Mechanical Code (CMC) shall be installed at all commercial cooking appliances and all domestic cooking appliances used for commercial purposes that produce grease vapors. A UL300 kitchen hood fire extinguishing system is required for the protection of commercial type food processing equipment **except** where there are no grease-laden vapors created. These systems are required in all restaurants, food preparation facilities or other kitchens that are **not** in a residence. Examples include kitchens serving community rooms, and kitchens serving any A occupancy assembly.

Examples also include cooking equipment used in fixed, mobile, or temporary concessions, such as trucks, buses, trailers, pavilions, tents, or other roofed enclosures. (CMC sec. 507)

Type K fire extinguishers are required within 30 feet of cooking that produces grease vapors.

High-Rise and Mid-Rise

High-rise and mid-rise projects require special fire protection features which are found in Titles 19 and 24 of the California Code of Regulations. Generally, all of the code requirements that apply to high-rise buildings will also be applied to mid-rise.

A California licensed Fire Protection Engineering firm may be required to be hired, at the applicants expense, to provide the Oxnard Fire Department written certification that all of the required fire protection systems are properly designed, provided and installed. When the structure is complete, the Fire Protection Engineer shall demonstrate that all fire protection and life safety elements have been installed and function as required and provide written certification to the effect.

Fire Extinguishers

Fire extinguishers shall be provided in all commercial occupancies at a rate of one **2A-10BC** extinguisher per **3000** square feet or fraction thereof, with a 75 foot maximum travel distance, and in industrial occupancies at a rate of one **2A-20BC** (minimum) extinguisher with a maximum 50 foot travel distance.

FIRE PROTECTION SYSTEMS – Fire Alarm and Detection Systems

The Standard for Fire Alarm and Detection Systems is CFC Chapter 9, and 2016 NFPA 72. A separate submittal and permit is required, with submittal to the City of Oxnard Service Center, 214 S. C. St., Oxnard CA 93030.

NOTICE OF EXEMPTION (NOE)

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: City of Oxnard
Community Development Department
214 South C Street
Oxnard, CA 93030

To: Ventura County Clerk-Recorder &
Registrar of Voters
Hall of Administration, Main Plaza
800 South Victoria Avenue,
Ventura, CA 93009-1260

Project Title: 805 Commissary

Project Applicant: Al Melgoza

Project Location - Specific:

2958 Sturgis Road, Oxnard CA 93030, County of Ventura
Assessor Parcel Number: 216-0-160-335

Description of Nature, Purpose and Beneficiaries of Project: Planning and Zoning Permit No. 25-550-01 (Major Modification): A request to modify Special Use Permit PZ No. 03-200-07 to accommodate a Commissary located at 2958 Sturgis Road. The modification is requesting to increase the number of Mobile Food Facilities, such as those stored on site from 30 to 60. 14 out of the 60 Mobile Food Facilities are proposed to be stored inside the existing building. Associated changes to the parking area will include restriping, landscaping, gates, and 12 additional parking spaces for employees of Mobile Food Facilities. The application is also requesting a new trash enclosure, propane tanks, and interior revisions to the existing 13,700 square-foot warehouse building. Filed by designated agent Kevin Kohan, Elevated Entitlements, 5716 Corsa Avenue #291, Westlake Village, CA 91362, on behalf of the property owner Alvaro Melgoza, 2958 Sturgis Avenue.

Name of Public Agency Approving Project (Lead Agency): City of Oxnard

Name of Person or Agency Carrying Out Project (Applicant): Al Melgoza

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Existing Facilities 15301
- ☐ Statutory Exemptions. State code number: _____

Reason(s) why project is exempt: In accordance with Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, projects involving “negligible or no expansion of use beyond that existing at the time of the lead agency’s determination” may be found to be exempt from the requirements of CEQA. This proposal includes an increase in the amount of Mobile Food Facilities stored onsite and site improvements such as parking lot striping, a new trash enclosure, two vertical propane tanks, new landscaping, and other minor alterations. There are no proposed changes to the square footage of the structure. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment, the project is categorically exempt from the provisions of CEQA, there is no requirement to prepare an environmental document, and they hereby authorize and direct the Planning and Environmental Services Manager to file a Notice of Exemption with the Ventura County Clerk.

Lead Agency Contact Person: Michael Lackmann, Associate Planner, 805-385-3923

Joe Pearson II, AICP
 Planning and Environmental Services Manager
 City of Oxnard

Date

Note: Authority cited: Sections 21083 and 21110, Public Resources Code.
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805)687-4418 • FAX (805)682-8509 • main@atesb.com

Since 1978

Richard L. Pool, P.E.
Scott A. Schell

April 8, 2025

25021L01

Agustin Sevilla
Elevated Entitlements
5716 Corsa Avenue, Suite 201
Westlake Village, CA 91362

PARKING STUDY FOR THE 805 COMMISSARY MAJOR MODIFICATION - CITY OF OXNARD, CALIFORNIA

Associated Transportation Engineers (ATE) has prepared the following parking study for the 805 Commissary Major Modification, located at 2958 Sturgis Road in the City of Oxnard. The parking analysis evaluates the Project's peak parking demands to determine if the proposed parking supply provided at the site would accommodate the estimated peak parking demands generated by the Project. The parking study also reviews Project's parking requirements based on the City's Zoning Ordinance.

PROJECT DESCRIPTION

The 805 Commissary consists of 14,444 square feet of warehouse, kitchen and office building space. The commissary will be used to prepare and store food to be sold off-site from independent food truck vendors. The commissary allows the independent food truck vendors to meet health standards for food preparation and food storage. The commissary will employ 4 office staff and 1 maintenance person. Office staff will work Monday through Friday



between the hours of 9:00 AM – 6:00 PM. The maintenance person will work Monday through Friday between the hours of 7:00 AM – 3:00 PM. The Project is proposing to modify the allocation of internal building space within the existing building space and increase the on-

Engineering • Planning • Parking • Signal Systems • Impact Reports • Bikeways • Transit

site food truck parking from 30 spaces to 58 spaces. A total of 23 on-site parking spaces and 72 gated reserved parking spaces (58 food truck parking spaces and 14 indoor trailer parking spaces) will be provided at the site for commissary employees, food truck vendors and caterers. Due to the number of reserved on-site food truck vendor/caterer parking spaces, the commissary will lease space to no more than 72 food truck vendor/caterer tenants. Food truck vendor/caterer tenants will have access to the 72 reserved gated parking 24 hours a day.

PARKING SUPPLY



prohibited on Sturgis Road adjacent to the Project site.

Figure 1 (attached) illustrates the Project site plan. As shown, the site contains 23 marked parking spaces (including 1 motorcycle parking space) and 72 reserved gated parking spaces (58 food truck parking spaces and 14 trailer parking spaces) will be provided at the site for commissary employees, food truck tenants. The building space and parking supply at 805 Commissary is summarized in Table 1. On-street parking is

Table 1
805 Commissary Summary of Building Area and Parking Supply

Building Area	Parking Supply	
	Unreserved Spaces	Gated Reserved Spaces
14,444 Square Feet	23 Parking Spaces	72 Parking Spaces

The 805 Commissary provided 23 on-site ungated parking spaces available for employees and public and 72 reserved gated spaced for food truck vendors and caters that lease space for a total of 95 total on-site parking spaces.

CITY OF OXNARD ZONING ORDINANCE PARKING REQUIREMENTS

The City's Zoning Ordinance parking requirements were calculated for the 805 Commissary as shown in Table 2. The parking space requirement is based on the following.

- Office - 1 space per 250 SF of gross floor area of office space.
- Kitchen and Mezzanine – 1 space per 500 SF of gross floor space.
- Warehouse - 1 space per 1,000 SF of gross floor area of warehouse space.

Table 2
City Zoning Ordinance Parking Requirements

Land Use	Building Area	Zoning Requirement	Required Parking
Office Space ^(a)	1,399 SF	1 space/250 SF	6 Spaces
Kitchen and Mezzanine	2,135 SF	1 space/500 SF	4 Spaces
Warehouse Space	10,910 SF	1 space/1,000 SF	11 Spaces
Total Parking Required:			21 Spaces

As shown in Table 2, the City of Oxnard Zoning Ordinance requires 21 spaces for the 805 Commissary. There is no parking requirements for food truck vendors/caters that lease space. The Project site provides 23 on-site parking spaces (including 1 motorcycle space), thus a modification to the City's parking requirements will not be required.

PARKING DEMAND ANALYSIS

In order to support a modification to the Zoning Ordinance parking requirement, ATE has prepared the following peak parking demand analysis. Because there are no published empirical parking demand rates (Institute of Transportation Engineers or Urban Land Institute) available for commissaries, ATE developed hourly peak parking demands for the 805 Commissary based on operational data provided by the applicant (operational attached). As noted in the Project description, office employee hours are from 9:00 AM to 6:00 PM Monday through Friday. The maintenance person will work Monday through Friday between the hours of 7:00 AM – 3:00 PM. Food truck vendors/caterers will have 24-hour access to the gated parking spaces. Tenants will park their personal vehicle in the space reserved for their food truck while the food truck is off-site. Then replace their personal vehicle with their food truck at the end of the day. The Project's hourly **peak parking demands** developed based on the **operational data** provided by 805 Commissary are presented in Table 3. The **peak parking demand** analysis assumes 100 percent occupancy by commissary employees and food truck vendors/caterer tenants.

Table 3
805 Commissary Hourly Peak Parking Demand

Hours	Office Staff	Maintenance Staff	Food Truck Vendors/Caterers ^(a)	Parking Demand ^(a)	Parking Supply ^(b)	Parking Reserve
7:00 AM	0	1	72	73	95	22
8:00 AM	0	1	72	73	95	22
9:00 AM	4	1	72	77	95	18
10:00 AM	4	1	72	77	95	18
11:00 AM	4	1	72	77	95	18
12:00 PM	4	1	72	77	95	18
1:00 PM	4	1	72	77	95	18
2:00 PM	4	1	72	77	95	18
3:00 PM	4	1	72	77	95	18
4:00 PM	4	0	72	76	95	19
5:00 PM	4	0	72	76	95	19
6:00 PM	4	0	72	76	95	19
7:00 PM	0	0	72	72	95	23
8:00 PM	0	0	72	72	95	23
9:00 PM	0	0	72	72	95	23
10:00 PM	0	0	72	72	95	23
11:00 PM	0	0	72	72	95	23

(a) Space will be leased to no more than 72 food truck vendors/caters. Tenants will have 24-hour access to the gated parking spaces.

(b) Including 1 motorcycle space.

The data presented in Table 3 shows an hourly **peak parking demand** of 77 parking spaces occurs during the daytime hours. The existing on-site parking supply of 95 parking spaces (23 ungated parking spaces and 72 gated parking spaces) will accommodate the commissary staff plus 72 food truck vendors/caterers. Assuming all 72 food truck vendor/caterer spaces are leased, there will be a surplus of 18 ungated parking spaces during office hours.

PEDESTRIANS, BICYCLES AND TRANSIT FACILITIES

Pedestrian and Bicycle Facilities

The following discusses the pedestrian, bicycle, and transit facilities available for 805 Commissary staff that do not drive, ride share or are dropped-off and picked-up. Alternative transportation modes encourage the reduction in the number of personal vehicle trips made by 805 Commissary staff.

Currently there are pedestrian facilities (crosswalks at signalized intersections, sidewalks, ADA ramps, street lightning etc.) located along Sturgis Road in the study-area. The nearest pedestrian crosswalks across Sturgis Road are provided at the Del Norte Boulevard signalized intersection to the east.

The Project site is served by the City of Oxnard Bikeway System. The existing bicycle facilities located in the study-area consist of Class II bike lanes along Sturgis Road, Rice Avenue, Elevar Street, Kinetic Drive and Del Norte Boulevard in the vicinity of the Project site. These Class II

bike lanes connect the 805 Commissary facility to residential areas north, south, east, and west of the Project.

Transit Facilities

The City of Oxnard is served by Gold Coast Transit. To assist and encourage multi-modal transportation, bike racks are provided on Gold Coast Transit buses. Fixed route transit service in the vicinity of the 2958 Sturgis Road site is provided by Gold Coast Transit Route #19. Route #19 (OTC - 5th - Gonzales Road) operates daily providing fixed route bus service on Rice Avenue and Sturgis Road in the vicinity of the Project site. During the peak commute hours, the #19 Route operates with 40-minute headways. An existing transit stop is located west of Rice Avenue on the north side of Sturgis Road approximately ½ mile from the Project site.

SUMMARY

The parking demand analysis developed using operational data provided by 805 Commissary shows that the peak parking demand for the commissary is 77 parking spaces assuming all 72 spaces are leased to food truck vendors/caters. The proposed parking supply of 23 on-site ungated parking spaces (including 1 motorcycle space) plus 72 food truck/vendor spaces would meet the peak parking demand and provide a reserve of 18 spaces during peak periods. The Zoning Ordinance parking requirement does not have parking requirements for food truck vendors/caters that lease space. Nor does it account for the hourly variation in parking demand throughout the day.

Currently there are pedestrian facilities (crosswalks at signalized intersections, sidewalks, ADA ramps, street lightning, etc.) located along Sturgis Road in the study-area. The existing bicycle facilities located in the study-area consist of Class II bike lanes along Sturgis Road, Rice Avenue, Elevar Street, Kinetic Drive and Del Norte Boulevard in the vicinity of the Project site. Fixed route transit service in the vicinity of the 805 Commissary site is provided by Gold Coast Transit Route #19. Bike racks provided on Gold Coast Transit buses assist and encourage multi-modal transportation. The 805 Commissary should encourage the use of alternative modes of transportation by office staff as a means to reduce personal vehicle trips and manage the demand for on-site unreserved parking.

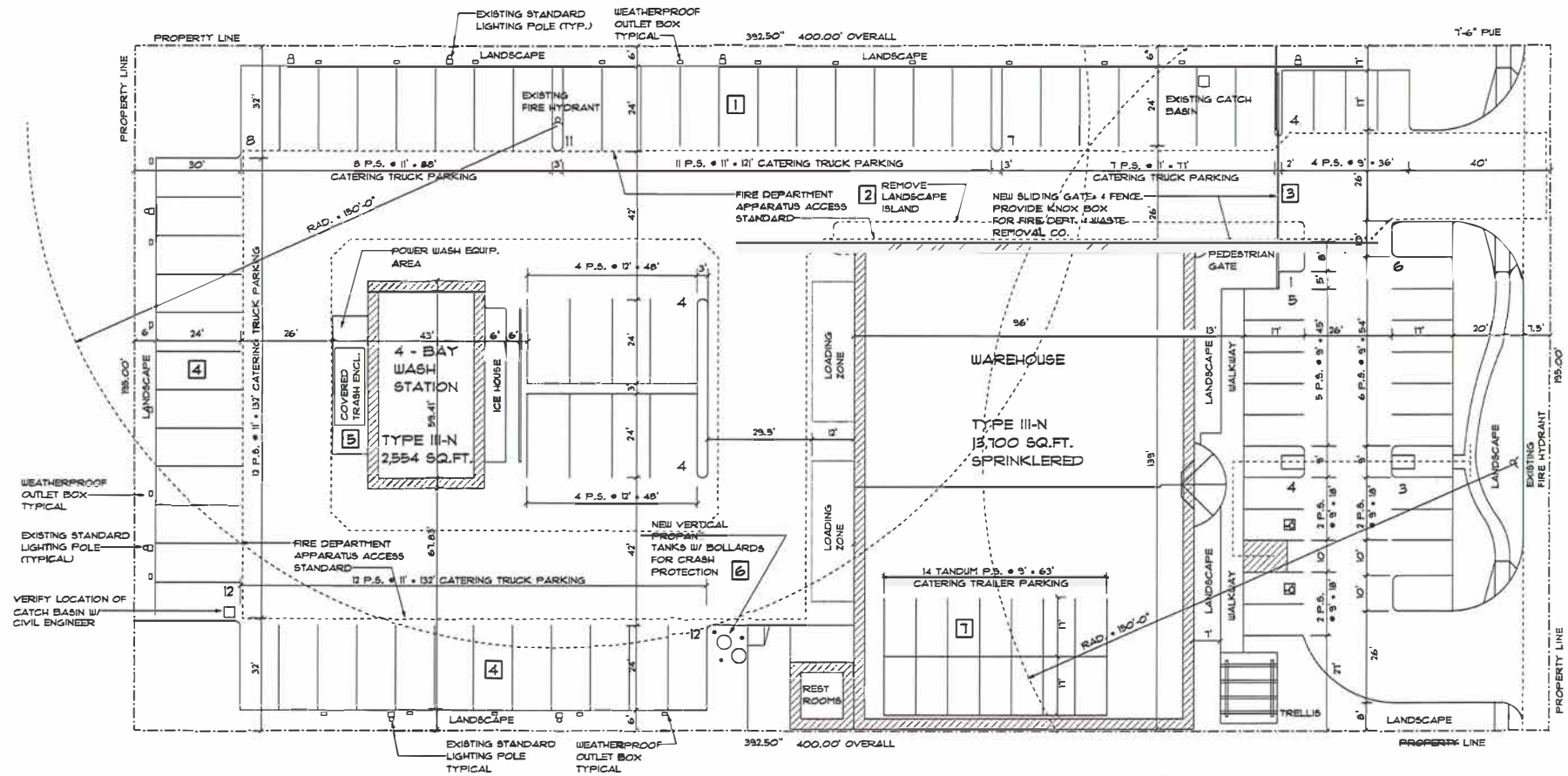
Associated Transportation Engineers.



By: Scott A. Schell
Vice President

SAS/DFN

attachments: Figure 1 - Project Site Plan
805 Commissary Operational Data



RESOLUTION NO. 2026 - XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 25-550-01 (MAJOR MODIFICATION) TO INCREASE THE NUMBER OF MOBILE FOOD FACILITIES STORED ONSITE FROM 30 TO 60, AND ASSOCIATED IMPROVEMENTS. FILED BY DESIGNATED AGENT KEVIN KOHAN, ELEVATED ENTITLEMENTS, 5716 CORSA AVENUE #291, WESTLAKE VILLAGE, CA 91362, ON BEHALF OF PROPERTY OWNER ALVARO MELGOZA, 2958 STURGIS ROAD

WHEREAS, on June 3rd, 2025, Kevin Kohan, designated agent, on behalf of Alvaro Melgoza, property owner (the “**Applicant**” and/or “**Permittee**”) submitted Planning and Zoning Permit No. 25-550-01 (Major Modification), pursuant to Oxnard City Code Section 16-561, to accommodate a Commissary located at 2958 Sturgis Road. The modification is requesting to increase the number of Mobile Food Facilities, such as those stored on site from 30 to 60. 14 out of the 60 Mobile Food Facilities are proposed to be stored inside the existing building. Associated changes to the parking area will include restriping, landscaping, gates, and 12 additional parking spaces for employees of Mobile Food Facilities. The application is also requesting a new trash enclosure, propane tanks, and interior revisions to the existing 13,700 square-foot warehouse building. Filed by designated agent Kevin Kohan, Elevated Entitlements, 5716 Corsa Avenue #291, Westlake Village, CA 91362, on behalf of the property owner Alvaro Melgoza, 2958 Sturgis Road; and

WHEREAS, on **September 3, 2026**, the Planning Commission of the City of Oxnard (“**Commission**”) conducted a duly noticed public hearing to consider an application for Planning and Zoning Permit No. 25-550-01 (Major Modification), filed by Kevin Kohan in accordance with Oxnard City Code Section 16-561; and

WHEREAS, the Commission finds that the Project conforms to the City of Oxnard 2030 General Plan elements thereof and the Oxnard City Code for the reasons set forth in the Planning Commission Staff Report; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 1 Categorical Exemption (Section 15301). Further, the Project does not trigger any of the Exemptions to the Exemptions (15300.2) to defeat the Exemption.

- A. **Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply to all instances, except where the project may impact on an environmental resource of hazardous or critical concern**

where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The Project site is located within the 2030 General Plan land use designation of Industrial Light (ILT) and within the Light Manufacturing Planned Development zone. The area surrounding the project site consists of light industrial, warehousing, and wholesale uses. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

B. Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed Major Modification permit request is to accommodate the addition of 30 Mobile Food Facilities stored onsite and associated minor site improvements. The proposed use is consistent with the 2030 General Plan and Oxnard City Code and is compatible with the physical scale and character of other industrial development in the project area as no physical changes to the building are proposed. Any projects requiring discretionary approval would be analyzed with the 2030 General Plan and Oxnard City Code consistency, and with CEQA for any potential environmental impacts. Therefore, the project will have no significant cumulative impacts.

C. Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The proposed Major Modification request for the accommodation of 30 additional Mobile Food Facilities and associated site improvements will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The project will not alter the industrial character of the surrounding development. The property does not contain any unusual environmental characteristics as the property is surrounded on all sides by industrial development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

D. Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic

highway. This does not apply to improvements, which are required as mitigation by an adopted negative declaration or certified EIR.

The Project consists of the accommodation of 30 additional Mobile Food Facilities and associated site improvements. All Mobile Food Facilities will be screened from public view. Additionally, the project property does not border a designated state scenic highway or city-designated scenic route. Therefore, this proposed project will not result in damage to scenic resources.

E. Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site, which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code as confirmed by staff on May 7, 2023.

F. Historical Resources. A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.

The project site is developed with an existing 13,700 square-foot warehouse building and does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource; and

WHEREAS, the Commission finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

WHEREAS, the Applicant agrees that at its own expense, to indemnify, defend (with counsel selected by the City in its discretion) and hold harmless the City of Oxnard and its agents, officers and employees from and against any claims, actions or proceedings to attack, set aside, void or annul the approval of this ordinance or any actions or proceedings, acts or determinations taken, done or made before the approval of this ordinance that were part of the approval process.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OXNARD:

SECTION 1. Based on the entire record before the Planning Commission and all written and oral evidence presented, including the Planning Commission Staff Report and all attachments thereto, the Planning Commission finds:

1. The proposed use is in conformance with the General Plan and other adopted policies of the City of Oxnard.

As described in the Staff Report, the proposed increase in Mobile Food Facilities stored onsite and associated site improvements is consistent with the 2030 General Plan Land Use Designation Industrial Light and Light Manufacturing Planned Development (M-1-PD) zoning district and related standards subject to the approval of a Major Modification. Therefore, the increase in Mobile Food Facilities and associated site improvements is in conformance with the 2030 General Plan and the elements thereof and other adopted standards. Therefore, this Project meets this finding.

2. The proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

The proposed Project consists of accommodating 30 additional Mobile Food Facilities to be stored onsite and associated site improvements. All site improvements have been reviewed and will meet all requirements set forth by each department. Any interior tenant improvements will be subject to standard construction requirements of the California Building and Fire Codes. Therefore, the proposed use and the proposed improvements are not expected to have adverse effects or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare. As such, this Project meets this finding.

3. The site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards except as may be specifically excepted by the special findings and conditions of this Resolution.

As described in the Staff Report, the application is for the accommodation of 30 additional Mobile Food Facilities to be stored onsite and associated site improvements. Through the addition of 12 passenger parking spaces and the overall business functionality, the proposed increase shall not have any adverse effects on the parking. All new parking created is required to meet the landscaping standards set forth by Oxnard City Code Sec. 16-641. The existing industrial building footprint and front parking area is compliant with the original entitlement (SUP PZ #03-200-07).

The existing size and shape of the industrial building currently provides appropriate setbacks, and landscaping and meets the city standards except as

may be specifically excepted by the special finding and conditions of this resolution.

4. **The site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.**

The project site is currently served by existing infrastructures and surrounding roadways which includes Sturgis Road to the north, Del Norte Boulevard to the east, and Rice Avenue to the west. Therefore, the proposed Commissary will be served by highways adequate in width and improved as necessary to carry project-generated traffic. The proposed parking reduction and shared parking agreement will not have any adverse effects on the surrounding traffic. As such, this Project meets this finding.

5. **The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.**

The project site is currently served by adequate sewage, water, fire protection and storm drainage facilities. The proposed project has been reviewed by all necessary divisions (Wastewater, Fire, Engineering, etc.) and will provide the necessary features. Therefore, the site will be provided with adequate sewage, water, fire protection, and storm drainage facilities. As such, this Project meets this finding.

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project (trade school use) will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15301 (Class 1) of the State CEQA Guidelines pertaining to projects involving “interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances” may be found to be exempt from the requirements of CEQA. The Planning Commission has determined that there is no substantial evidence that the project will have a significant effect on the environment and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning Manager is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15062 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein and the Staff Report and all attachments thereto, the Planning Commission hereby approves Planning and Zoning Permit No. 25-550-01 (Major Modification), subject to the attached conditions of approval.

SECTION 4. The decision of the Planning Commission is final unless appealed in accordance with the provisions of §16-525 of the Oxnard City Code.

CONDITIONS OF APPROVAL

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated September 3, 2026, ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager ("Planning Manager") or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown

- by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, G-3)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows the Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, G-4)
 5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
 6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend (with counsel selected by the City in its discretion) and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA, G-6)
 7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
 8. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
 9. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, G-9)
 10. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)
 11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
 12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)

13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, *G-13*)
14. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, *G-14*)
15. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, *G-15*).

LANDSCAPE STANDARD CONDITIONS

16. Prior to submittal of landscape and irrigation plans, Developer shall obtain approval of the Planning Manager or designee of a plan showing on the project property all existing trees and identifying the trees to be saved, transplanted or removed. (PK, *PK-1*)
17. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, *PK-2*)
18. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by the City's Landscape Architect. (PK, *PK-3*)
19. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensue compliance (PK, *PK-4*)
20. Prior to the issuance of City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, *PK-5*)
21. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, *PK-6*)

22. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELo). (PK, PK-7.1)
23. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)
24. At time of submittal to the Building and Engineering Division for plan check, Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK, PK-23)
25. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK, PK-24)

FIRE DEPARTMENT STANDARD CONDITIONS

26. Developer shall maintain the existing width of all vehicle access drive lanes and mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code.
27. Developer shall provide proper documentation demonstrating existing approved occupancy classification and use and provide information justifying the proposed occupancy and use. Changes in occupancy classification to a more hazardous use (as determined by the Fire Department) shall require demonstration of code compliant fire flow in accordance with CFC Appendix B, and fire hydrant spacing in accordance with CFC Appendix C. At Developer's expense, Developer shall obtain two certified fire flow tests for the project property. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. A mechanical, civil, or fire protection engineer must certify the tests. Developer shall obtain permits for the tests from the Engineering Division. Developer shall send the results of the tests to the Fire Chief and the City Engineer.
28. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations.
29. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department.

30. Where security gates are provided, developer shall install security devices and measures, including walkway and vehicle control gates, entrance telephones, intercoms and similar features, subject to approval of the Police Chief and the Fire Chief. Vehicle control gates shall be operable by City approved radio equipment.
31. The turning radius of all project property driveways and turnaround areas used for emergency access shall be a minimum of 48 feet outside diameter for a semi-trailer.
32. Any modifications to the existing fire sprinkler system requires a deferred submittal permit. The fire sprinkler system modification shall account for the proposed fuel load and meet the requirements of NFPA 13.
33. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed.
34. The installation of propane tanks requires a deferred submittal permit from the Fire Department. As part of the project planning, ensure planned propane tank location is the minimum required distance to property lines and the building and account for bollard/vehicle protection. A separate permit from the Building Department will be required for the pad.
35. Developer shall obtain operational permits for any special hazard operations identified in the California Fire Code, Chapter 1.

PLANNING DIVISION STANDARD CONDITIONS

36. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, PL-1)
37. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project. (PL, PL-3)
38. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Planning Commission. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, PL-4)

39. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, *PL-7*)
40. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the development. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the development without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)
41. Prior to issuance of building permits, Developer shall demonstrate that light standards illustrated on conceptual lighting plan do not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet.
42. Lighting within physical limits of the area required to be lighted shall not exceed seven footcandles, nor be less than one footcandle at any point.
43. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager. (PL/B, *PL-8*)
44. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, *PL-9*)
45. Outdoor lighting instruments shall not be placed in close proximity to trees. In the event outdoor lighting instruments and trees are in close proximity an additional sheet will be required illustrating light and tree placement showing trees with a 20-year maturity.
46. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS, *PL-11*)

47. During construction, Developer shall control dust by the following activities:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (B/DS, *PL-12*)
48. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, *PL-16*).
49. Developer shall recess or screen new roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, *PL-41*)
50. Developer shall install all new roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations. (PL, *PL-42*)
51. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, *PL-43*)
52. Construction activities shall be limited to the hours of 7 am to 7pm, Monday through Saturday. No construction shall occur after hours, on Sundays, or national holidays without permission from the City. (PL-45)
53. Prior to Final Inspection, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)
54. Developer shall limit outdoor storage of materials to the locations shown on the project plans. Developer shall screen storage areas from adjacent properties and

streets by a wall or similar screening. All fence and wall materials shall match the predominant design and materials of the main structure on the project property. (PL/B, PL-48)

55. Developer shall stripe loading zones placed partly or wholly within a structure for loading and unloading activities only and post to prohibit storage or other non-loading activity within the loading zone. (PL/B, PL-49)

PLANNING DIVISION SPECIAL CONDITIONS

56. With initial building submission the Developer shall provide a condition compliance matrix showing compliance with each condition of approval on the project. The condition compliance matrix shall list each of the conditions and with written responses to each condition showing how the condition has been met.
57. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, such as in restrooms or fitting rooms, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. Site management shall maintain a supply of paint to match the building's exterior color scheme. (PL)
58. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval the Planning Division Manager. Such plan shall include such elements as clear film on windows and/or mirrors, as well as washable paint and sealers on the building and perimeter walls. (PL)
59. All rinsing and washing of catering trucks shall occur within the enclosed four bay wash building. (PL)
60. All vehicle parking area surfaces shall be maintained free and clear of litter, oils, and any other materials considered trash or pollutants.
61. Developer shall screen the proposed 17 '5 " tall vertical propane tanks with a new 16' height screening wall. The screening wall shall be level in height and match in materials and colors with the adjoining wall located to the north.
62. Developer shall provide 12 parking spaces, in the rear area, that are to be utilized only by passengers and/or employees of Mobile Food Facilities (California Health and Safety Code Section 113831 (a)) that are permitted to be operating out of the Commissary. The 12 dedicated parking spaces shall clearly state in white striping "PASSENGER PARKING ONLY". No storage or parking of Mobile Food Facilities is permitted at any time within these 12 spaces. These 12 spaces are exclusive of the required parking spaces in the front of the building.

63. The maximum number of Mobile Food Facilities to be permitted within the site is 60. The Mobile Food Facilities must be stored within dedicated spaces allocated onsite as shown on the project plans. There are a total of 46 dedicated spaces for mobile food facilities in the rear of the property, and 14 dedicated spaces for mobile food facilities within the interior of the existing building. Dedicated spaces for mobile food facilities within the building shall be clearly striped and labeled "MOBILE FOOD FACILITIES".
64. The shared kitchen space within the interior of the existing building is limited to a maximum of one operator utilizing the shared kitchen space at any given time.
65. All vehicles and Mobile Food Facilities must be stored within dedicated vehicle spaces and must not impede access to any driveways, walkways, or doors.

ENVIRONMENTAL RESOURCES DIVISION

66. This property is required to comply with state mandated diversion laws (AB 939, AB 341, AB 1826, SB 1383, AB 827) and must make provisions to manage three material streams (recycling, organics, trash) in any waste enclosure(s) constructed.
67. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused or recycled, Developer shall complete and submit a "Environmental Resources Division Construction and Demolition Waste Management Plan" ("C&D Plan") to the City for review and approval. The C&D Plan shall provide that at least 65% of the waste generated on the project be diverted from the landfill. The C&D Plan shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The C&D Plan shall be submitted to and approved by the Environmental Resources Division prior to issuance of a building permit. The C&D Plan shall include the following information: material type to be recycled, reused, salvaged or disposed; estimated quantities to be processed; management method used; destination of material including the hauler name and facility location. Developer shall use the appropriate C&D Plan form as defined by the Environmental Resources Division.
68. Developer shall follow the approved "Environmental Resources Division Construction and Demolition Waste Management Plan" and provide for the collection, recycling, and/or reuse of materials (i.e., concrete, wood, metal, cardboard, green waste, etc.) and document results during construction and/or demolition of the proposed project. After completion of project activity, Developer shall complete and submit the "Environmental Resources Division Construction and Demolition Waste Management Report" ("C&D Report") and provide legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, Developer shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic

yards disposed, recycled or reused, and the project generating the discarded materials. Developer shall submit and obtain approval of the C&D Report prior to issuance of a certificate of occupancy.

69. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling.
70. An Occupancy Plan must be submitted and approved prior to issuance of a certificate of occupancy. The Occupancy Plan must clearly state how recyclable and organic material, as appropriate, will be managed on site to be in compliance with applicable state laws (AB 939, AB 341, AB 1826, SB 1383, AB 827); how staff will participate in the program; and how they will be alerted to the presence of recycling on site and how contamination will be minimized. The Occupancy Plan must include what service provider(s) will manage/transport materials to appropriate facilities for processing and/or Disposal.
71. This property is required to adhere to applicable solid waste management ordinances, including future ordinance creation and/or revisions.
72. Any landscaping maintenance resulting in organic material needing disposal, if performed in-house or via third party, must not be placed in the trash. All organic materials are required to be diverted from landfill disposal. Any third-party contract/service agreement must stipulate this requirement and be verified through the Environmental Resources Division.
73. The trash enclosure shall meet the City's latest trash enclosures requirements at the time of building permit submittal.
74. Trash enclosure must meet City Ordinance No. 3007 requirement for all three waste streams (refuse, recycling and organic waste).
75. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a matter approved by the City Engineer.

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

76. All site and building-related improvements shall comply with the latest applicable City-adopted standards and building codes. (DS)
77. Developer shall submit a complete set of improvement plans that include grading, drainage, utilities for proposed site improvements. Included in the set shall be an overall site engineering plan with all of the proposed easements labeled, including any existing easements that will need to be vacated/quitclaimed. (DS)

78. The improvement plans shall include a design showing an accessible path from the building to the trash enclosure, washing facility, and accessible electrical charging parking spaces. The accessible path parallel to the vehicular area shall be elevated above the vehicular by at least 4 inches per the latest City-adopted building code at the time of building permit application. (DS)
79. If a quitclaim or vacation of a public easement is needed, Developer is responsible for providing all of the necessary documents and paying for all review and processing fees. (DS)
80. The trash enclosure design shall include a floor drain connected to the onsite grease interceptor. A hose bib shall be provided on the outside of the trash enclosure. (DS)
81. The improvements for the trash enclosure shall meet the latest City requirements that shall include an adequately sized covered trash enclosure to hold the required number of refuse bins with a 15-foot-wide concrete apron in front of the trash enclosure area where the bins will be serviced. The trash enclosure shall have a roof cover with architectural mesh screens on openings. (DS)

PARKING

82. The accessible parking spaces shall be designed and constructed to meet the applicable City-adopted standards and codes at the time of building/engineering permit application. (DS)
83. Accessible parking spaces not affecting sidewalks/walkways shall be 18-feet deep minimum without wheel stops, and those affecting sidewalks/walkways are allowed to overhang the sidewalks/walkways by 2-feet or design the parking stall depth to be 19-feet deep with wheel stops placed at the 17-foot mark. (DS)
84. Sidewalks and walkways affected by vehicle overhang from the parking stalls shall subtract 2-feet from the width of travel, and the remaining width of travel shall be 4-feet minimum. (DS)
85. The driveway aisle shall be 26-feet wide unless directed otherwise by the Fire Department. (DS)

STORMWATER

86. This is a redevelopment project that creates less than 5,000 square feet of new and/or replace impervious area collectively over the entire project site. In the event that the final proposed improvement plans show more than 5,000 sf of new and/or replace impervious area collectively over the entire project site, Developer shall prepare a drainage report along with the stormwater design meeting the 2025 Technical Guidance Manual (TGM) under the 2021 MS4 permit, subject to

review and approval by the City Engineer. A final memo shall still be required to be submitted if the project is exempted from the 2021 MS4 Permit.

87. The grading and drainage design shall maintain the existing drainage patterns, and the amount of impervious surfaces/areas shall generally be the same from pre-development to post-development. (DS)
88. The grading and drainage design shall not affect the pre-existing detention facility and volume. (DS)
89. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall prepare an erosion control plan or Local Stormwater Pollution Prevention Plan ("Local SWPPP") for land disturbance less than 1 acre. The Local SWPPP shall be developed and implemented in accordance with requirements of the Ventura Countywide MS4 Permit. The Local SWPPP shall be approved by the City Engineer prior to issuance of a site improvement/grading permit. Developer shall keep the Local SWPPP updated to reflect current site conditions and a copy of the Local SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS)
90. The existing planter located at the south-east corner of the project site shall be retrofitted into a biofiltration/bioswale or similar facility to provide qualitative stormwater treatment. The design of the facility can mimic the bioretention design in the 2025 TGM, but it does not need to meet all of the technical requirements. (DS)
91. Each catch basin on site shall be retrofitted with a catch basin filter manufactured for storm water treatment to capture onsite surface debris and oil. (DS)
92. Prior to construction, Developer shall have the project civil engineer evaluate the structural integrity and functionality of the existing orifice system, and if necessary, replace or reconstruct the system to ensure normal operations. This information can be made part of the final stormwater letter. (DS)

BUILDING AND ENGINEERING DIVISION STANDARD CONDITIONS

93. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)
94. Developer shall have the site improvement plans prepared using standard Building and Engineering Division format(s) by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit,

- improvement plans must be approved by the City Engineer and ink-on-mylar plans filed with the Building and Engineering Division. (DS-3)
95. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)
 96. A California licensed civil engineer shall prepare the public/site improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Submittal shall include, but not necessarily be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans, construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not approve a parcel map or final map nor issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)
 97. Prior to issuance of a site improvement permit, Developer shall provide to the Building and Engineering Division digital copies of all project maps, address map, and/or civil improvements drawings in DWG format. (DS-16)
 98. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the City Engineer issue a stop work order until such time as the graffiti is removed. (DS-20)
 99. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)
 100. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
 101. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
 102. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)

103. "Standard Specifications for Public Works Construction" latest edition (including modifications thereto by City) and applicable City Standard Plates and Design Criteria shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)
104. Developer shall retain a California licensed Civil Engineer to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as-built" plans after project completion. Developer's submittal of certified "as-built" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)
105. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 3rd day of September 2026, by the following vote:

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 3rd day of September 2026, and carried by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

RECUSED: Commissioners:

Joe Pearson II, Secretary

City of Oxnard Planning Commission

September 3, 2026

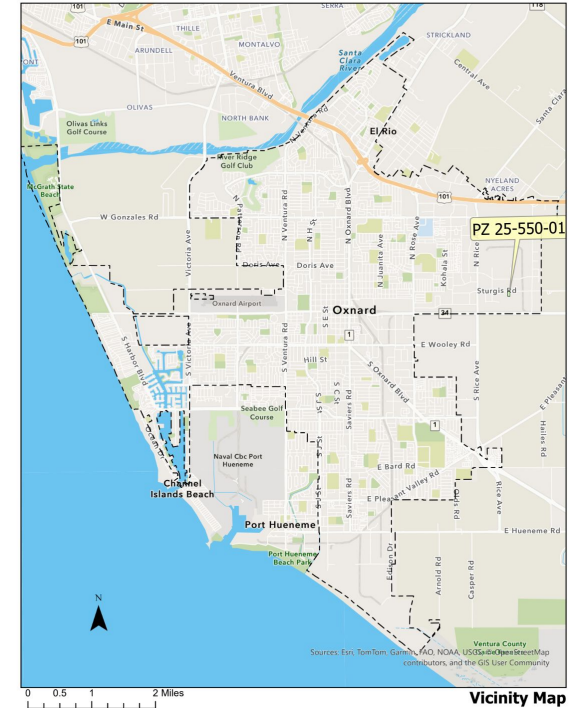
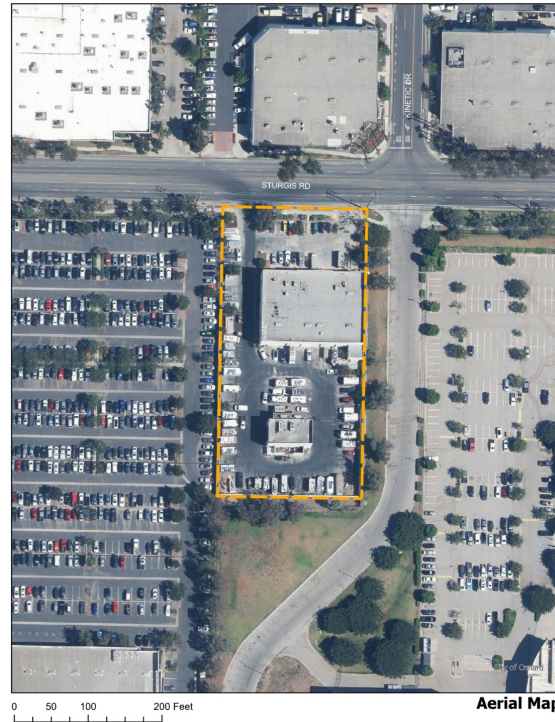
805 Commissary
2958 Sturgis Road
PZ 25-550-01
(Major Modification)

Applicant: Kevin Kohan - Agent
Case Planner: Michael Lackmann

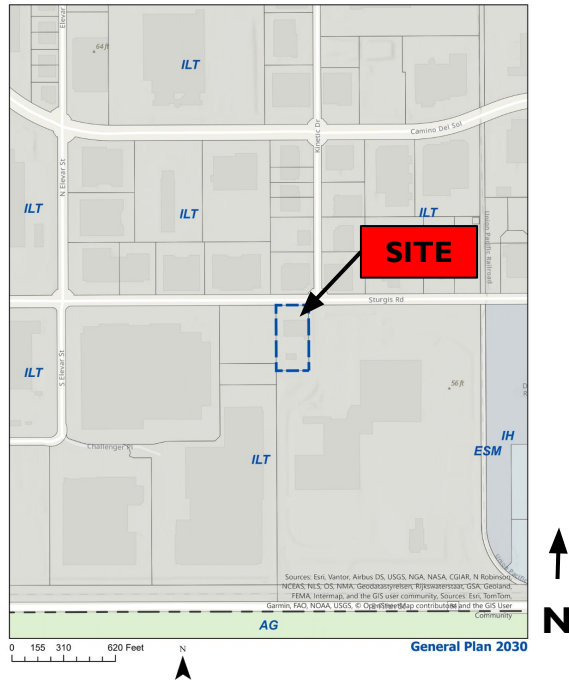
The modification is requesting to increase the number of Mobile Food Facilities that are stored on site from 30 to 60. 14 out of the 60 Mobile Food Facilities are proposed to be stored inside the existing building. Associated changes to the parking area will include restriping, landscaping, and 12 additional parking spaces for employees of Mobile Food Facilities. The application is also requesting a new trash enclosure, propane tanks, and other minor changes to the existing 13,700 square-foot warehouse building.

2958 Sturgis Road:

- The general location of the project site is within the Light Manufacturing Planned Development (MI-PD) Zoning District
- The building is located south of Sturgis Road, east of Rice Avenue, and west of Del Norte Boulevard.



2030 General Plan: Industrial Light (ILT)



Zoning Designation: Light Manufacturing Planned Development (MI-PD)



LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Industrial Light	Light Manufacturing (M1-PD)	Commissary
North	Industrial Light	Light Manufacturing (M1-PD)	Light Manufacturing/Auto Repair
South	Industrial Light	Light Manufacturing (M1-PD)	Wholesale & Distribution
East	Industrial Light	Light Manufacturing (M1-PD)	Wholesale & Distribution
West	Industrial Light	Light Manufacturing (M1-PD)	Light Manufacturing

- On January 20, 2005, the City of Oxnard Planning Commission approved Planning and Zoning permit number 03-200-07 (Special Use Permit) to construct a 13,700 square-foot industrial tilt-up building and a 2,554 square-foot enclosed vehicle wash bay to operate a catering truck business. The project was approved to allow for the storage of a maximum of 30 catering trucks.
- The property has had previous Code Enforcement citations including but not limited to improper disposal of wastewater, unlicensed vendors operating out of the site, and unpermitted alterations to the existing building. As of 2025, as verified by Code Enforcement inspectors, the unpermitted alterations have been restored to their original condition.



PHOTO 1 - NORTH SIDE FRONT OF PROPERTY



PHOTO 5 - EAST FRONT OF PROPERTY

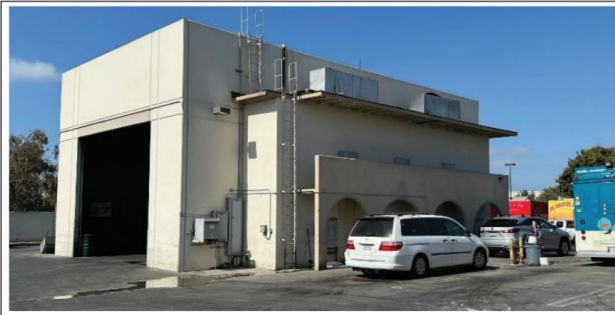


PHOTO 13 - WEST SIDE VIEW OF WASH STATION

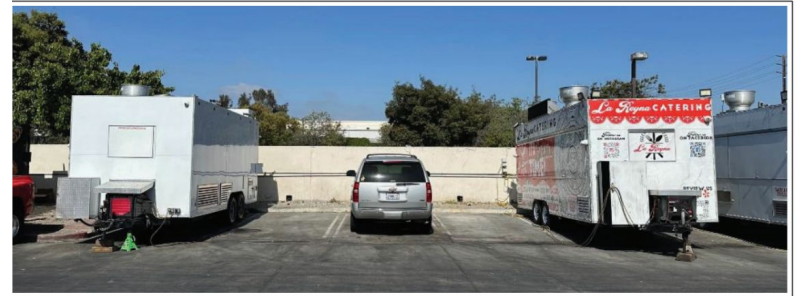
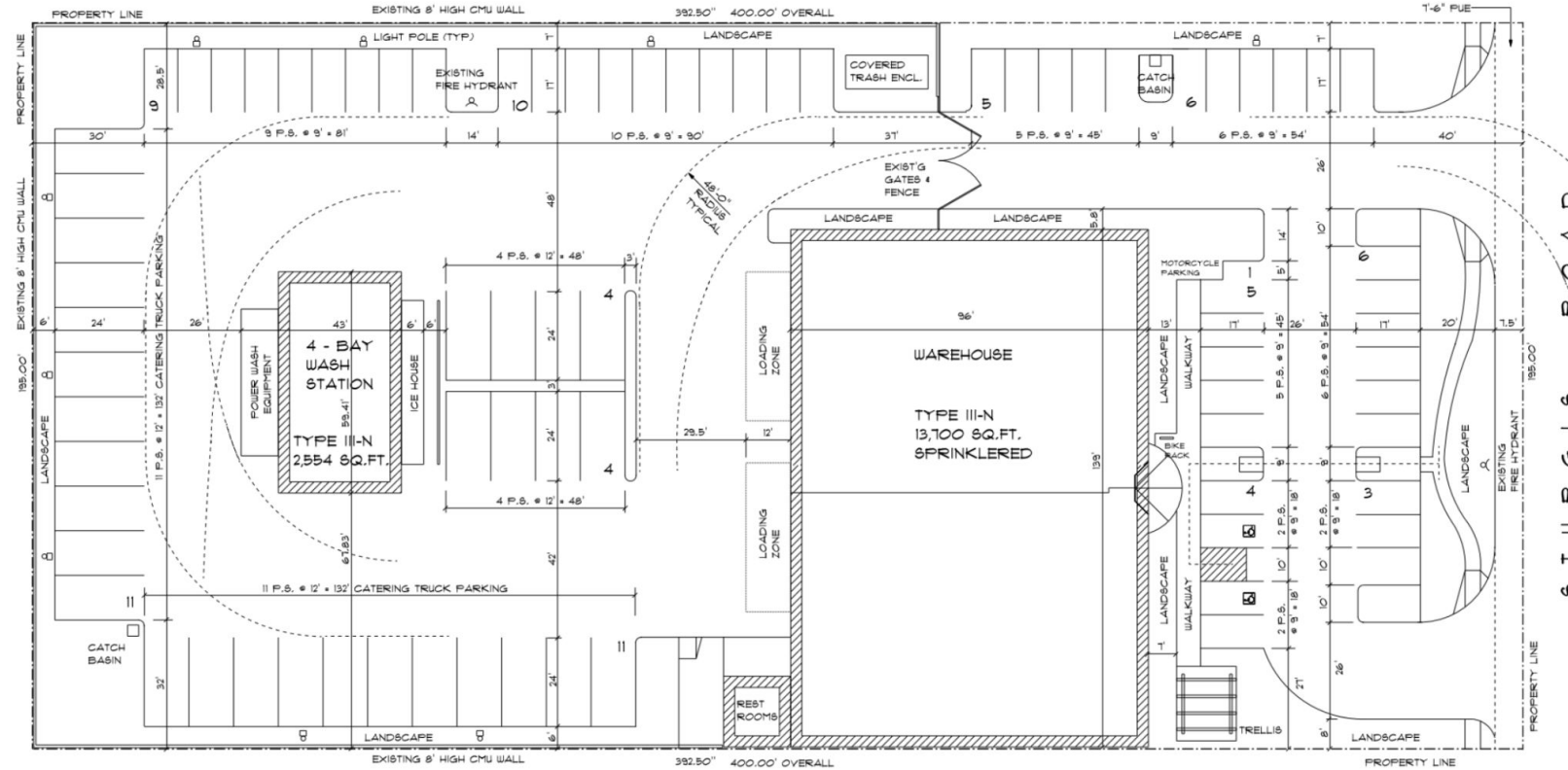


PHOTO 14 - EAST VIEW OF PROPERTY



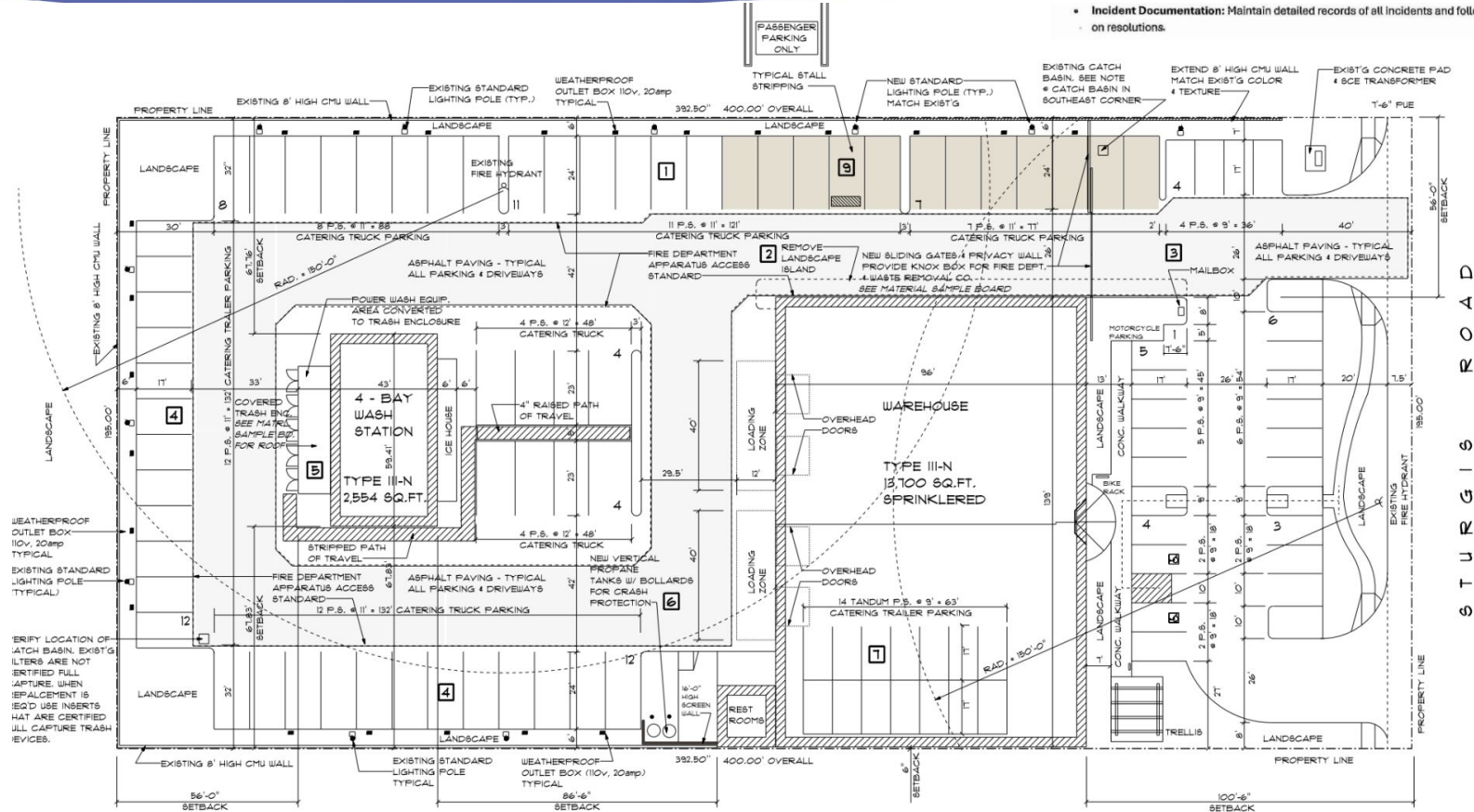
EXISTING SITE PLAN - PARKING

SC: $1'' = 20'-0''$



Proposed Site Plan

59



PROPOSED SITE PLAN - PARKING

SC: 1" = 20'-0"



Parking:

- The proposed increase in Mobile Food Facilities stored onsite requires additional parking stalls for employees/passengers of Mobile Food Facilities.
- The applicant provided a parking study and vital information on how the site is proposed to operate, such as hours of operation, site functionality, ratios of food trucks and trailers, etc. Staff performed independent research on the matter. The determined ratio for parking is 1 passenger parking stall for every 5 Mobile Food Facilities onsite. Therefore, 12 passenger parking stalls are being proposed.
- These stalls are separate from the existing parking stalls in the front of the property. Those parking stalls are remaining unchanged and are allocated by square-footage to the existing warehouse building.

Passenger Parking Stalls

Land Use	Number of MFFs	Required Ratio	Required Parking
MFF Storage	60	1 Stall per 5 MFFs	12 Stalls

Warehouse Stalls

Land Use	Building Area	Zoning Requirement	Required Parking
Office Space ^(a)	1,399 SF	1 space/250 SF	6 Spaces
Kitchen and Mezzanine	2,135 SF	1 space/500 SF	4 Spaces
Warehouse Space	10,910 SF	1 space/1,000 SF	11 Spaces
Total Parking Required:			21 Spaces

Exempt from California Environmental Quality Act (CEQA) (Section 15301, Class I “Existing Facilities”)

- The proposed increase of Mobile Food Facilities stored on site and associated site improvements is not proposing any increase in square-footage to the existing building.
- Does not trigger thresholds in City CEQA Guidelines or Exceptions to the Exemptions.
- A Notice of Exemption will be filed.

- The Project is not located within a General Plan identified neighborhood. Therefore, a community workshop was not conducted for the proposed project.
- Notice of Planning Commission hearing posted on-site.
- Notice of Planning Commission sent to surrounding property owners.

That the Planning Commission

- a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 Class I (Existing Facilities); and
- b) Adopt a Resolution approving Planning and Zoning Permit No. 25-550-01 (Major Modification), subject to certain findings and conditions.

PLANNING COMMISSION STAFF REPORT

TO: Planning Commission

FROM: Jamie Peltier, Planning Supervisor

DATE: September 3, 2026

SUBJECT: **Project Name: RiverPark Specific Plan Amendment;** Planning and Zoning Permit No. 26-630-01 (Specific Plan Amendment) and Addendum No. 16 to Final Environmental Impact Report (FEIR) No. 00-03 (State Clearinghouse No. 2000051046), Properties Located at APN: 132-0-033-010, 132-0-311-065, and 132-0-311-075.

1) Recommendation: That the Planning Commission (“**Commission**”):

- a) Adopt Resolution 2026-XX recommending that the City Council approve Planning and Zoning Permit No. 26-630-01 (Specific Plan Amendment), subject to certain findings and conditions, and certification of Addendum No. 16 to FEIR No. 00-03.

2) Project Description and Applicant: A request for a Specific Plan Amendment (SPA) to make map amendments to the RiverPark Specific Plan (RPSP) redesignating the land use of Public Facilities to Commercial: Regional within Planning District E, update Exhibit 2.J Land Use Summary by Planning District to remove Public Facilities from Planning District E: East Peripheral Commercial District, and update the text in Section 2.5.2.5. In accordance with the California Environmental Quality Act (CEQA), Addendum No. 16 (Attachment C) to FEIR No. 00-03 has been prepared with subsequent addendums¹.

No physical development is proposed with this request. Any future development proposals would be required to comply with the 2030 General Plan, the RPSP, and applicable development standards. All future proposals would also be subject to compliance with the CEQA Guidelines.

For purposes of this Staff Report, the foregoing project description shall be referred to as the “Project.” The project application was filed by David Metchis, City of Oxnard Housing Department, 435 S D Street, Oxnard, CA 93030 on behalf of the property owner, City of Oxnard, (referred to as the “Applicant”).

3) Existing & Surrounding Land Uses: The 702-acre RPSP area is located in the western portion of Ventura County, in the northwestern edge of the City of Oxnard, and is bounded by

¹ The RiverPark FEIR and Addendums are available on the City’s website:
<https://www.oxnard.org/environmental-document-archives/>

the Ventura Freeway (Highway 101) to the South, Vineyard Avenue to the east, Central Road to the North, and the Santa Clara River to the west. (Attachment A).

Table 1 - Existing Land Uses

LOCATION	ZONING	2030 GENERAL PLAN	EXISTING LAND USE
Project Site	Public Facilities (RPSP)	Commercial Regional	Vacant
North	R-1-PD, R-2-PD, C-2-PD	Residential Low, Residential Light Medium, Commercial General	Mixed residential (Single Family, Duplexes, Apartments), Commercial: Drive-thru Restaurant
East	Commercial: Regional (RPSP)	Commercial Regional	Commercial: Drive-thru Restaurants
South	Ventura 101 Highway	Caltrans Highway	Freeway
West	Public Facilities (RPSP)	Commercial Regional	Vacant

- 4) Background Information:** The RPSP was adopted by the City Council on September 10, 2002 with the General Plan Amendment, Zone Change, Annexation, Development Agreement, and EIR certification. As amended, the RPSP allows for the phased development of 4,068 dwelling units and 1,536,000 square feet of commercial development. This will be the ninth amendment to the RPSP.

The RPSP was developed following the design principles of the New Urbanism and Smart Growth movements, which emphasized the importance of mixed land uses in close proximity, communities scaled for pedestrian walkability; limiting the need for automobile usage; higher density development, and the importance of physical design. There are various land use designations ranging from low medium, medium, and high density residential to regional, office, retail, and convention hotel commercial. The Planning Districts identify the type of land use anticipated in certain areas based on the scale and location of the property to streets, automobile usage, and development type. Planning District E is within the East Peripheral Commercial District, which was intended for commercial uses that could best benefit from the accessibility and visibility from the 101 freeway and Vineyard Avenue.

Planning District E was initially approved entirely as Commercial: Regional and is currently developed with a McDonald's, Krispy Kreme Doughnuts, and WSS Shoes. Of the previous eight RPSP amendments, three amendments altered Planning District E including changing

the land use to add the Public Facilities land use in 2012 and reducing the maximum permitted square footage within this district.

The City of Oxnard owns three vacant properties within Planning District E (APNs: 132-0-033-010, 132-0-311-065, and 132-0-311-075). One of the properties (APN 132-0-311-075) is currently entitled for the construction of a Freeway Adjacent Digital Display Billboard. The largest of the properties, the 1.3-acre site at 250 Riverpark Boulevard (APN 132-0-033-010), entered into an Exclusive Negotiation Agreement (ENA) with Dynamic Real Estate Partners LLC (“Developer”) that was approved and authorized by the City Council on March 3, 2026. The ENA with the City and the Developer agreed to pursue commercial development of the property, and the City would amend the land use to Commercial: Regional. Under the terms, the City and Developer can negotiate in good faith for a 12-month period after the date of the agreement (March 2027). The negotiation period may be extended 12 additional months as executed in writing by the developer and the City’s Housing Director. Currently, the City and Developer are still in negotiations and the Developer will conduct due diligence studies through a license agreement in order to determine future development of the property.

- 5) Environmental Determination:** On July 16, 2002, the City Council certified FEIR No. 00-03 for The RPSP (State Clearinghouse No. 2000051046) and adopted a Statement of Overriding Considerations. The FEIR No. 00-03 found four areas of significant impacts (Earth Resources-Mineral Resources, Water Quality, Agricultural Resources, and Cultural Resources-Historical Resources).

Addendum No. 16 to the approved FEIR No. 00-03 and subsequent addendums (Attachment C) was prepared to evaluate potential environmental impacts of the proposed Project in accordance with CEQA, Public resources Code § 21000, et seq. the regulations promulgated thereunder (14 California Code of Regulations, §15000, et seq., CEQA Guidelines), and the City’s Environmental Review Guidelines. The City of Oxnard is the Lead Agency. Addendum No. 16 is appropriate pursuant to CEQA Guidelines § 15164 since only minor changes and additions to FEIR No. 00-03 are necessary to address the Project changes and no circumstances exist calling for the preparation of an additional CEQA document pursuant to CEQA Guidelines § 15162 and 15163.

This addendum evaluated the original specific plan, the development thus far, and the existing subsequent environmental documents, and the proposed project to change the land use. The proposed SPA would permit a maximum buildout of 110,000 square feet of Commercial; Regional uses on 8.9 acres within Planning District E – resulting in an overall decrease in the intensity of development across the planning district. The project proposes a SPA to eliminate the subsequently-added "Public Facilities" land use designation from Planning District E and update Section 2.5.2.5 of the RiverPark Specific Plan to correctly reflect the maximum permitted commercial buildout of 110,000 square feet, as analyzed in Addendum No. 15. The proposed SPA would revert allowable land uses back to Commercial; Regional throughout the entirety of Planning District E, consistent with the land uses evaluated in the Final EIR. The SPA would not change the type of land uses allowed in

Planning District E or increase the allowable intensity of land uses allowed within Planning District E compared to the Final EIR.

The analyses in the addendum established that the proposed project is consistent with the Final EIR and would not result in new or more severe impacts when compared to those identified in the Final EIR for the Original Project.

6) **Analysis:**

- a) **General Discussion:** Pursuant to Oxnard City Code (OCC) Section 2-95, the Planning Commission is an advisory body which provides land use recommendations to the City Council on items such as General Plan Amendments, Specific Plans, Ordinance Amendments and Development Agreements. The application request is for a Specific Plan Amendment.

Planning District E of the RPSP consists of approximately 8.9-acres with two land use designations - Commercial: Regional and Public Facilities. The proposed SPA changes the land use back to Commercial: Regional for all of Planning District E as originally approved. RPSP Land Use Summary by Planning District will be amended to remove Public Facilities as follows:

Table 1: Proposed RPSP Land Use Summary

Land Use	Gross Acreage (Acres)	Permitted Maximum Commercial Square Footage (1,000 sq. ft.)
Commercial; Regional	7.4 8.9	110
Public Facilities	1.4	-
Total	8.9	110

Additionally, the land use description in Section 2.5.2.5 Planning District E will be amended to remove Public Facilities and update the typo from 111,000 square feet to 110,000 square feet as approved in RPSP amendment number 7 and EIR Addendum 15, also reflected in RPSP Exhibit 2.J Land Use Summary by Planning District table.

The proposed amendment does not alter the land area, permitted maximum square footage, or include new development. Amending the land use to Commercial: Regional will allow future commercial development subject to the requirements of the RPSP.

- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is Commercial Regional uses which allows retail, commercial, government and residential uses. The proposed Project to amend the RPSP zoning to Commercial: Regional is consistent with the 2030 General Plan land use, goals, and policies. The underlying General Plan land use and proposed zoning would then match for consistency.

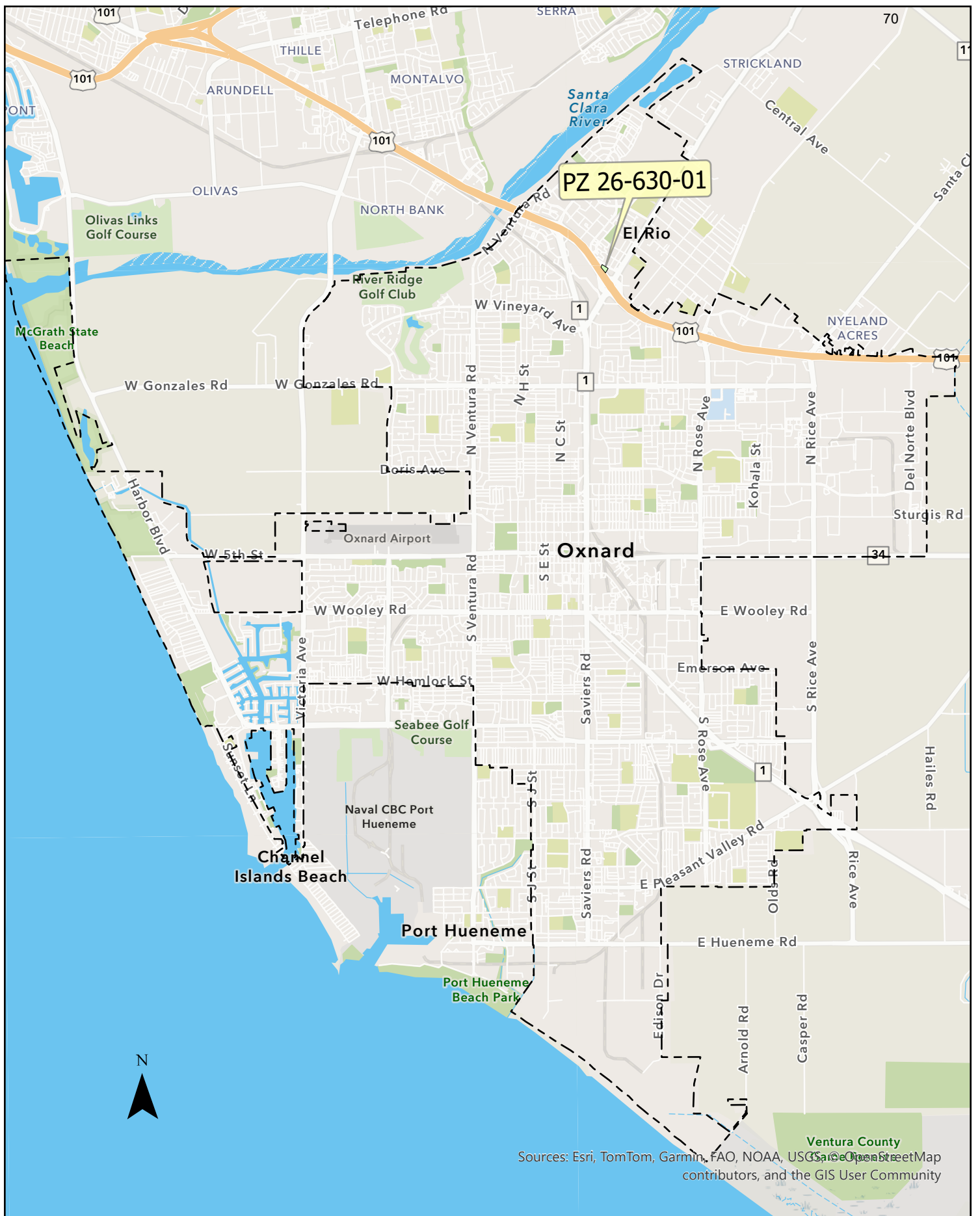
PZ# 26-630-01, RiverPark Specific Plan Amendment
Planning Commission Date: September 3, 2026
Page 5

Future development would be reviewed accordingly for consistency with the 2030 General Plan.

- c) ***Conformance with Zoning Development Standards:*** The proposed SPA for a change of land use to Commercial: Regional does not include associated development. The development standards for Planning District E are already provided in Section 3 - Commercial standards, Section 5 - Landscaping, Section 6 - Infrastructure, and Section 7 - Implementation, which are not subject to change with this amendment. Any future development would be required to meet the standards of the RPSP.
- 7) **Community Workshop and Public Input:** On May 8, 2026, the applicant mailed notices of the Community Workshop meeting to all property owners within the RiverPark Neighborhood. A notice of this meeting was posted on the project site with a brief description and contact information. The Community Workshop was conducted on May 18, 2026. There were no attendees for this item and no public comments submitted prior to the Community Workshop. No public comments have been received on this project.
- 8) **Appeal Procedure:** The Planning Commission's action is a recommendation and the Project will be considered by the City Council at a later date. As the Planning Commission does not take formal action, but recommends an action to the City Council, an Appeal procedure is not necessary.

Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Project Plans
- C. Addendum No. 16 to Final EIR
- D. Draft Planning Commission Resolution Recommending approval of PZ No. 26-630-01 (Specific Plan Amendment)
- E. Staff Presentation



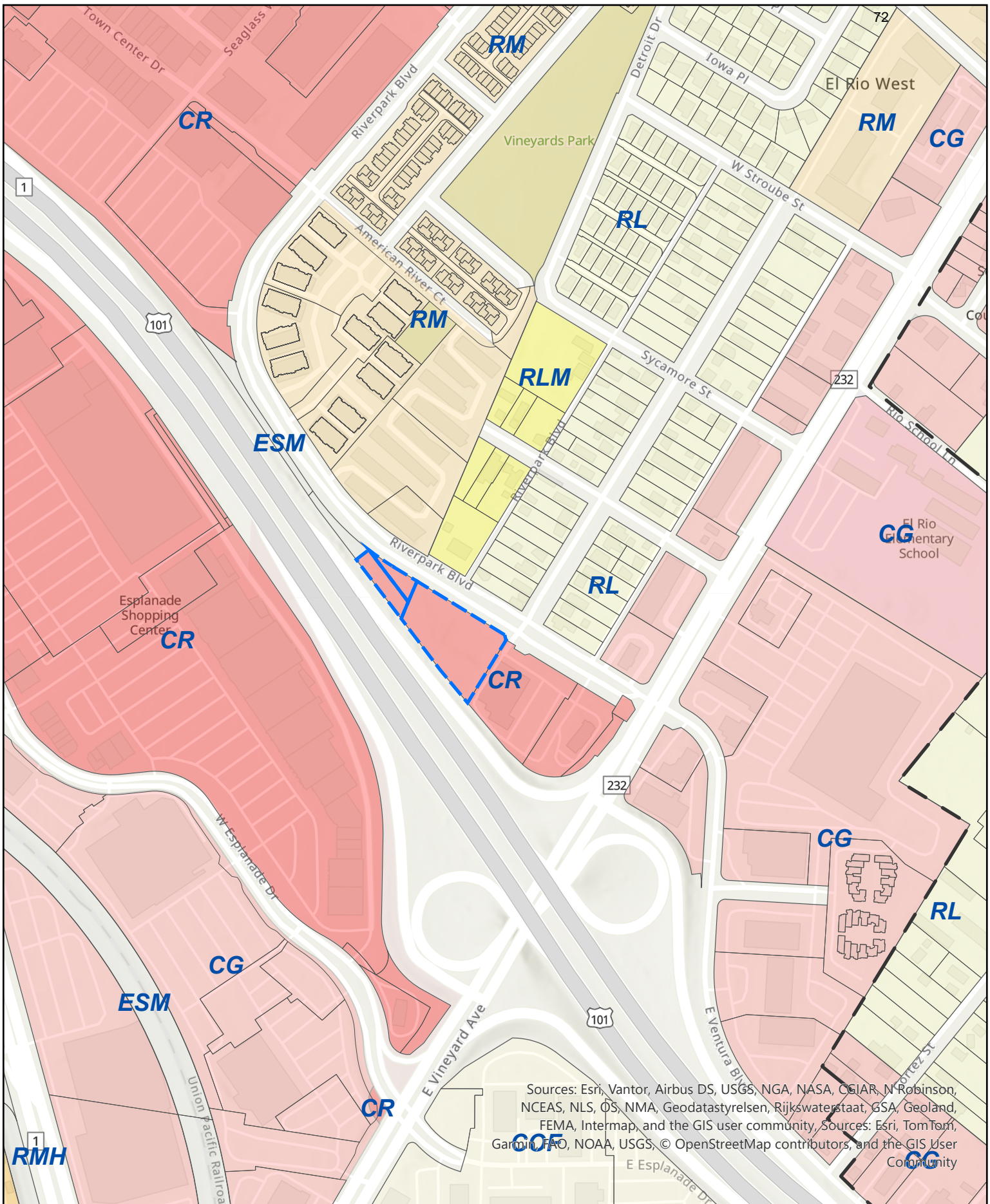
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

Vicinity Map

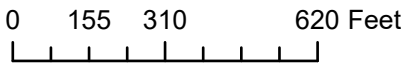


0 50 100 200 Feet

Aerial Map



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community





Zoning Map

Existing Land Use Map

RIVERPARK LAND USE PLAN:
PERMITTED USES
Land Use Plan Date: August 2020

Legend

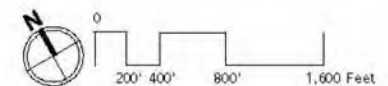
Planning Districts

- A Mixed Use/Office District
- B West Peripheral Commercial District
- C West Corridor Commercial 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
- Residential: Very High (30-80 DU/gross acre) or Commercial: Regional
- 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



* Specific location of Open Space to be determined prior to final development of the district

Optional
Permitted Use:
Open Space:
Park Space:
this parcel only



RIVERPARK
exhibit

LAND USE PLAN: PERMITTED USES

2.B

August 27, 2002

update through 3/2012
Modified in
SPA 2015

prepared for RiverPark Development, LLC by AC Martin Partners with

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

Proposed Land Use Map

RIVERPARK LAND USE PLAN:
PERMITTED USES
Land Use Plan Date: August 2020

Legend

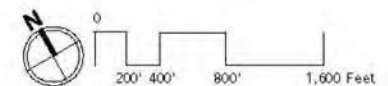
Planning Districts

- A Mixed Use/Office District
- B West Peripheral Commercial District
- C West Corridor Commercial 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
- Residential: Very High (30-80 DU/gross acre) or Commercial: Regional
- 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



* Specific location of Open Space to be determined prior to final development of the district

Optional
Permitted Use:
Open Space:
Park Space:
this parcel only



RIVERPARK
exhibit

LAND USE PLAN: PERMITTED USES

2.B

August 27, 2002
update through 3/2012
Modified in
SPA 2015

prepared for RiverPark Development, LLC by AC Martin Partners with
RTKL / EDSA / CRAIN AND ASSOCIATES / WILLIAM HEZMALHALCH ARCHITECTS / HUITT-ZOLLARS

Environmental Impact Report Addendum No. 16

RiverPark Specific Plan

LEAD AGENCY:

City of Oxnard
435 South D Street
Oxnard, CA 93030

PREPARED BY:

BKF Engineers
Emily Creel, JD
Regional Lead – Northern California Environmental
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401

August 2026



This page is intentionally left blank.



Table of Contents

1 Introduction 1

1.1 Project Location..... 1

1.2 Background..... 1

1.3 Adopted RiverPark Specific Plan..... 13

1.4 Consistency Analysis 17

1.5 CEQA Compliance 17

2 Project Description 21

2.1 Project Characteristics 21

3 Determination 27

3.1 Environmental Factors Potentially Affected 27

3.2 Determination..... 28

4 Environmental Analysis..... 29

4.1 Land Use, Planning, Programs and Policies..... 30

4.2 Aesthetics 33

4.3 Earth Resources 37

Impact Thresholds..... 42

4.4 Biological Resources 44

4.5 Water Resources..... 48

4.6 Agricultural Resources 53

4.7 Transportation and Circulation..... 55

4.8 Air Quality 58

4.9 Noise..... 64

4.10 Public Services 68

4.11 Public Utilities..... 80

4.12 Cultural Resources..... 91

4.13 Hazards..... 95

5 References..... 100

6 Report Preparers..... 102



EXHIBITS

Exhibit 1: Regional Location.....	3
Exhibit 2: Project Vicinity.....	5
Exhibit 3: Land Use Designation Map – Adopted Specific Plan	7
Exhibit 4: Land Use Summary – Adopted Specific Plan.....	9
Exhibit 5: RiverPark Specific Plan Update.....	23
Exhibit 6: RiverPark Specific Plan Update (Continued)	25

TABLES

Table 1: Residential and Commercial Development Status by District.....	14
Table 2: Addendum 10 Land Use Changes in Planning District E.....	16
Table 3: Addendum 13 Land Use Changes in Planning District E.....	16
Table 4: Addendum 15 Land Use Changes in Planning District E.....	17
Table 5: Proposed Specific Plan Amendment Land Use Summary.....	21



This page is intentionally left blank.



1 Introduction

1.1 Project Location

The City of Oxnard (City) is located on the central coast of Ventura County, California, approximately 60 miles northwest of the City of Los Angeles and 35 miles south of Santa Barbara. Refer to **Exhibit 1, Regional Vicinity**. The 702-acre RiverPark Specific Plan development is an integrated mixed-use community of residences, commercial uses, parks, schools, civic uses, and support infrastructure, and is located immediately north of the Ventura Freeway (US-101) between the Santa Clara River and Vineyard Avenue/State Route 232 (SR-232) in the City of Oxnard. **Exhibit 2, Project Vicinity**, shows the boundaries of the RiverPark Specific Plan Area and its location in relation to the City.

Exhibit 3, RiverPark Specific Plan Area, shows the location of the entirety of the Specific Plan Area as analyzed in the RiverPark Specific Plan EIR, while **Exhibit 4, Current Project Area**, shows the portion of the Specific Plan Area for which a Specific Plan Amendment is proposed.

1.2 Background

This document constitutes the sixteenth (16th) Addendum to the certified RiverPark Project Final Environmental Impact Report (Final EIR) for the RiverPark Project (State Clearinghouse [SCH] 2000051046; July 2002) located in the City. Planning District E of the RiverPark Specific Plan has been subject to multiple amendments since the approval of the Final EIR, resulting in changes to the maximum permitted development allowed for this site. The proposed 16th Addendum (“proposed project” or “project”) would include a Specific Plan Amendment to remove the “Public Facilities” land use designation in Planning District E. Furthermore, Section 2.5.2.5, *Planning District E: East Peripheral Commercial District*, of the RiverPark Specific Plan would be updated to reflect the correct maximum permitted square footage in Planning District E in accordance with Addendum 15. This Addendum to the Final EIR has been prepared to assess the potential environmental impacts associated with the proposed project and to ensure all potential environmental impacts have been addressed through existing environmental documentation and project approvals (Final EIR and prior addendums).

Development of RiverPark is guided and regulated by the RiverPark Specific Plan and several related implementation agreements, including the RiverPark Development Agreement (DA) and the RiverPark Owner Participation Agreement (OPA). The Final EIR was prepared and certified by the City to meet the requirements for environmental review of the RiverPark Project under CEQA.

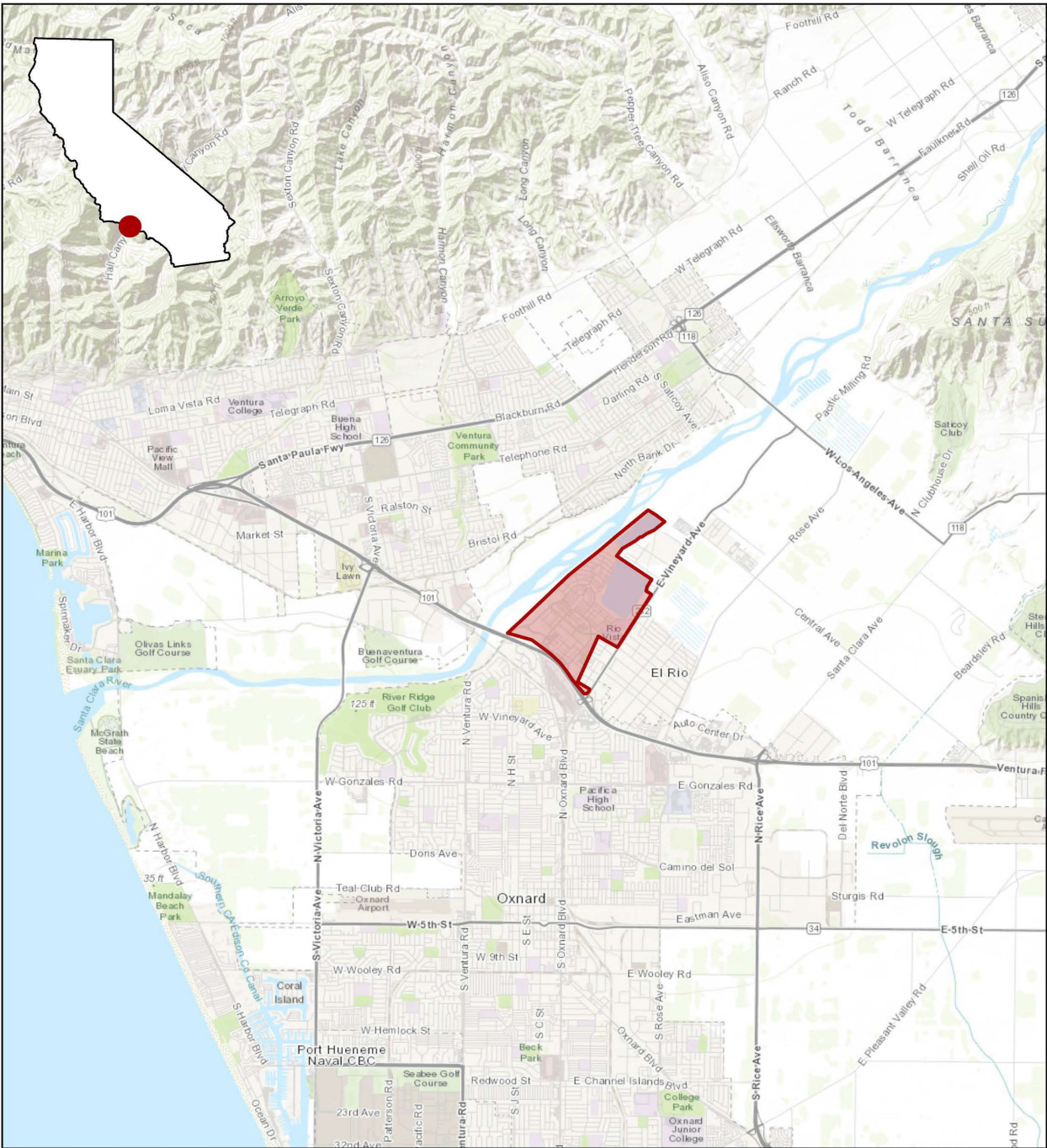
The Final EIR addressed a series of related discretionary actions that made up the RiverPark Project (Original Project), including a General Plan Amendment, adoption of the RiverPark Specific Plan, and annexation of a portion of the site. In addition, the Final EIR addressed several agreements related to the implementation of the Original Project, including the DA between the City and the applicants and the OPA between the Oxnard Community Development Commission and the applicants for the portion of the RiverPark Specific Plan area located within the City’s Historic Enhancement and Revitalization of Oxnard (HERO) Redevelopment Project Area.



This page intentionally left blank.



Exhibit 1: Regional Location



BKF Environmental Impact Report Addendum No. 16 - RiverPark Specific Plan
Exhibit 1: Regional Location



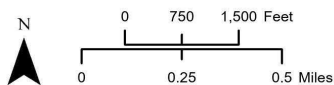


This page intentionally left blank.

Exhibit 2: Project Vicinity



BKF Environmental Impact Report Addendum No. 16 - RiverPark Specific Plan
Exhibit 2: Project Vicinity

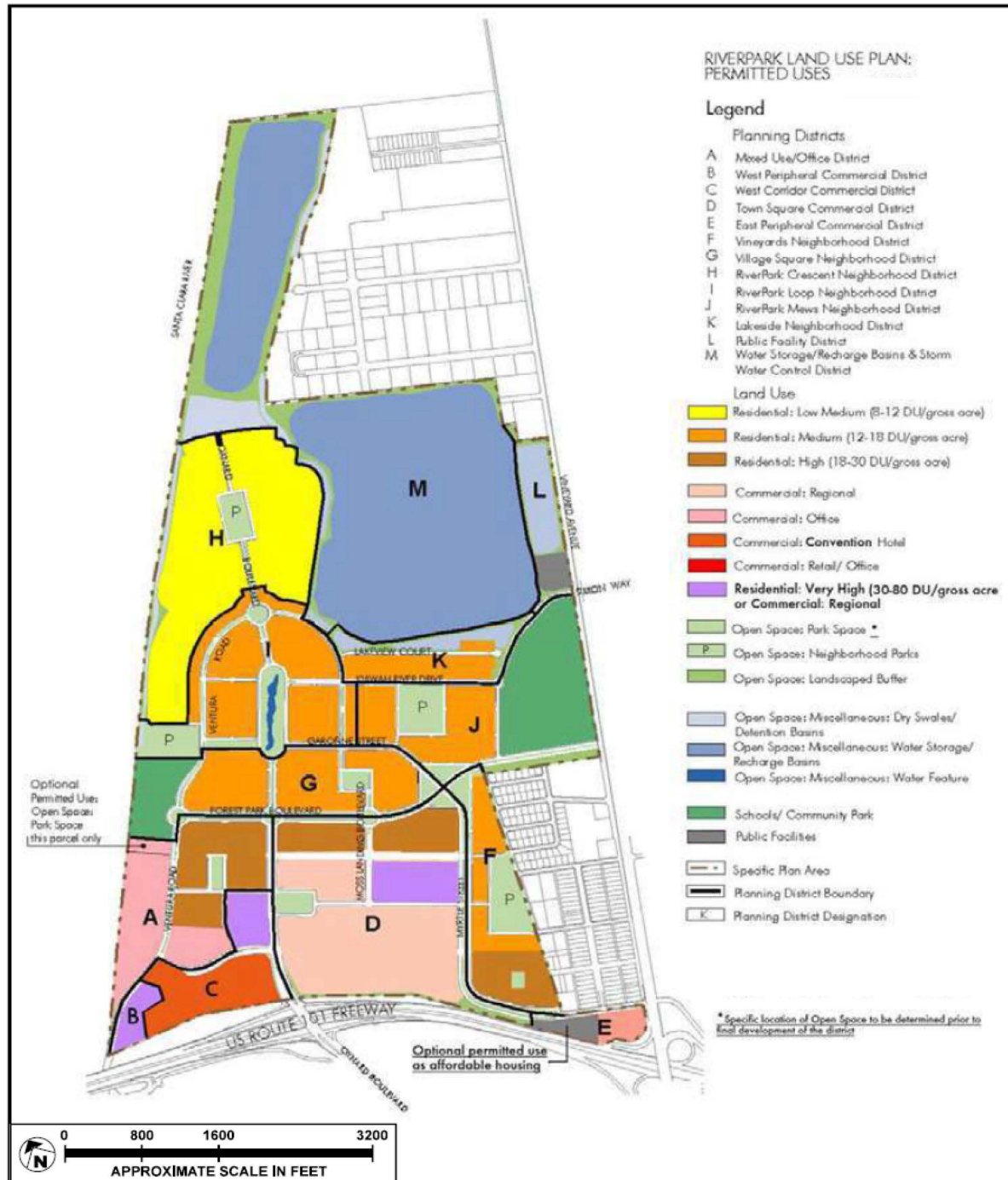


RiverPark Specific Plan



This page intentionally left blank.

Exhibit 3: Land Use Designation Map – Adopted Specific Plan





This page intentionally left blank.



Exhibit 4: Land Use Summary – Adopted Specific Plan

Planning District	Land Use	Gross Acreage	Max Commercial KSF Allowable for Each Planning District	Allowable Dwelling Unit Range for Each Planning District
A	Mixed Use/Office District			
	MIXED USE	21.1	0	317-440
	RESIDENTIAL: HIGH ¹	15.4	115	
	COMMERCIAL: Office	9.3	341	-
	COMMERCIAL: OFFICE/opt. OPEN SPACE: PARK SPACE	1.3	0	-
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/DETENTION BASINS	0.4	N/A	-
	Subtotals Planning District A¹⁰	47.5	456	317-440
B	West Peripheral Commercial District			
	Option: COMMERCIAL: REGIONAL	5.5	104	-
	Option: RESIDENTIAL: VERY HIGH			300-333
	Subtotals Planning District B	5.5	104	300-333
C	West Corridor Commercial District			
	COMMERCIAL: REGIONAL	24	120	-
	COMMERCIAL: HOTEL	-	158	-
	Option: COMMERCIAL: REGIONAL		200	-
	Option: RESIDENTIAL: VERY HIGH		0	250-280
	OPEN SPACE: PARK SPACE	0.6	-	-
	Subtotals Planning District C	24.6	478	250-280
D	Town Square Commercial District			
	COMMERCIAL: REGIONAL (Retail/Entertainment)	68.2	812	-
	VERTICAL MIXED USE OVERLAY	-	-	0
	Option: COMMERCIAL: REGIONAL		137	-
	Option: RESIDENTIAL: VERY HIGH		-	380-412
	RESIDENTIAL: HIGH	15.0	0	220-512
	OPEN SPACE: PARK SPACE	3.5	-	-
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/DETENTION BASINS	0.8	-	-
	OPEN SPACE: LANDSCAPE BUFFER	0.9	-	-
	Subtotals Planning District D	88.4	949	600-924
E	East Peripheral Commercial District			
	COMMERCIAL: REGIONAL	7.5	110	-
	PUBLIC FACILITIES	1.4	-	-
	Subtotals Planning District E	8.9	110	-
F	Vineyards Neighborhood District			
	RESIDENTIAL: HIGH	12.3	0	140-310
	RESIDENTIAL: MEDIUM	15.5	0	150-172
	OPEN SPACE: PARK SPACE	2.1	-	-
	OPEN SPACE: NEIGHBORHOOD PARKS	7.4	-	-
	OPEN SPACE: LANDSCAPE BUFFER	0.6	-	-
	Subtotals Planning District F	37.9	0	290-482
G	Village Square Neighborhood District			
	RESIDENTIAL MEDIUM	37.6	0	325-425
	OPEN SPACE: PARK SPACE	2.8	-	-
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/DETENTION BASINS	1.2	-	-
	SCHOOLS/COMMUNITY PARK	11.4	-	-
	Subtotals Planning District G	53.0	0	325-425
H	RiverPark Crescent Neighborhood District			
	RESIDENTIAL: LOW MEDIUM	80.6	0	450-492
	OPEN SPACE: NEIGHBORHOOD PARKS	3.3	-	-
	Subtotals Planning District H	83.9	0	450-492
I	RiverPark Loop Neighborhood District			
	RESIDENTIAL: MEDIUM	43.0	0	375-510
	OPEN SPACE: PARK SPACE	6.6	-	-
	OPEN SPACE: NEIGHBORHOOD PARKS	5.8	-	-
	OPEN SPACE: MISCELLANEOUS: WATER FEATURE	1.4	-	-
	Subtotals Planning District I	56.8	0	375-510
J	RiverPark Mews Neighborhood District			
	RESIDENTIAL: MEDIUM	21.0	0	220-310
	OPEN SPACE: PARK SPACE	1.4	-	-
	OPEN SPACE: NEIGHBORHOOD PARKS	6.1	-	-
	OPEN SPACE: LANDSCAPE BUFFER	2.5	-	-
	SCHOOLS/COMMUNITY PARK	30.4	-	-
	Subtotals Planning District J	61.4	0	220-310
K	Lakeside Neighborhood District			
	RESIDENTIAL: MEDIUM	10.5	0	70-98
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/DETENTION BASINS	8.0	-	-
	Subtotals Planning District K	18.5	0	70-98
L	Public Facility District			
	PUBLIC FACILITIES	2.5	-	-
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/DETENTION BASINS	11.1	-	-
	Subtotals Planning District L	13.6	-	-
M	Water Storage/Recharge Basins and Storm Water Control District			
	OPEN SPACE: MISCELLANEOUS WATER STORAGE/RECHARGE BASINS	168.6	-	-
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/DETENTION BASINS	19.3	-	-
	OPEN SPACE: LANDSCAPE BUFFER	14.0	-	-
	Subtotals Planning District M	201.9	-	-



Environmental Impact Report Addendum No. 16 - RiverPark Specific Plan

Exhibit 4: Land Use Summary - Adopted Specific Plan



This page intentionally left blank.



The Oxnard City Council certified the Final EIR and approved the Original Project and the related agreements on August 27, 2002. Development of RiverPark began in May 2004 and continues to this date. The RiverPark Specific Plan has been the subject of several minor administrative amendments since its original adoption. Errata documents have been prepared for the RiverPark Specific Plan to document these approved specific plan amendments and correct minor inconsistencies in the text and graphic exhibits within the RiverPark Specific Plan as they have been identified during implementation of the project. In addition, there have been minor amendments to the RiverPark OPA, and other agreements related to the implementation of the RiverPark Project. For each of these modifications to the Original Project, an Addendum to the Final EIR was prepared by the City to comply with CEQA. Addendums to the Final EIR were also prepared to address minor changes to the construction of the project during the land development phase and minor revisions to the mitigation measures for the air quality impacts of the Original Project to reflect changes in the planning of the main commercial area. A summary of each of the previous addendums is provided below:

- **Addendum 1 – August 2002:** The RiverPark Project, as described and analyzed in the Final EIR, included a proposal for temporary dewatering of limited areas during grading activities. This Addendum addressed a minor change to the dewatering plan to include a second location for a dewatering well.
- **Addendum 2 – September 2002:** Addendum 2 included a Specific Plan Amendment to include regulations for temporary uses for the RiverPark Specific Plan area.
- **Addendum 3 – January 2004:** Addendum 3 evaluated a change of land use designation of a privately held parcel from Open Space to Commercial. This amendment was the result of an unintentional conversion of the parcel to Open Space.
- **Addendum 4 – November 2005:** The RiverPark Specific Plan, as described and analyzed in the Final EIR, included a conceptual grading plan for the entire RiverPark Specific Plan area. This conceptual grading plan identified a total of 10 million cubic yards of cut and fill of earth material on the project site. It was anticipated that the grading operations would be a balanced operation, requiring no import or export of earth materials, based on the soil characteristics identified in the geotechnical report prepared for the project site. During the initial mass grading of the site, it was determined that soil compression was higher than anticipated. In addition, implementation of the mitigation measures identified in the Final EIR required removal and recompaction of soil at depths greater than the conceptual grading plan. As a result, soil needed to be imported to balance grading on the site. Addendum 4 assessed the environmental effects of importing of up to 600,000 cubic yards of soil.
- **Addendum 5 – June 2007:** Addendum 5 addressed an amendment to the Owner Participation Agreement to permit the hotel allowed in Planning District C to be developed in Planning District D on a 5-acre site on the southeast corner of Oxnard Boulevard and Danvers River Street and allow up to 100,000 square feet of retail commercial development on the 12-acre site in Planning District C where the hotel was originally allowed in the RiverPark Specific Plan.
- **Addendum 6 – June 2007:** Addendum 6 addressed minor changes to the mitigation measures for air quality impacts included in the Final EIR to reflect the planning of the retail commercial project, The Collection at RiverPark, planned in Planning Districts B, C, and D as identified in the RiverPark Specific Plan.



- **Addendum 7 – November 2007:** Addendum 7 addressed an amendment to the Owner Participation Agreement and an amendment to the Memorandum of Understanding (MOU) between the Oxnard Community Development Commission (CDC) and the applicants related to financing of public infrastructure, parking facilities, and improvements in support of commercial development in RiverPark, including a 500-space parking structure within the primary commercial district, Planning District D, of the RiverPark Specific Plan.
- **Addendum 8 – December 2007:** Addendum 8 addressed an amendment to the RiverPark Specific Plan to allow changing the amount of residential development allowed on the remaining land in Planning District A, the Mixed Use/Office District and Planning District F, and the Vineyards Neighborhood District.
- **Addendum 9 – February 2009:** Addendum 9 addressed a minor amendment to the RiverPark Specific Plan to allow a single freeway-oriented sign, up to 60 feet in height, in one of three designated locations in the main commercial district, Planning District D.
- **Addendum 10 – July 2009:** Addendum 10 evaluated the addition of an administrative office and maintenance facility for the City's General Services Department in Planning District E of the RiverPark Specific Plan area.
- **Addendum 11 – January 2010:** Addendum 11 evaluated the impacts of the Ventura Road Utilities Project for the City's Public Works Department, which proposed infrastructure improvements under Ventura Road between Gonzales Road and Vineyard Avenue.
- **Addendum 12 – January 2011:** Addendum 12 evaluated an amendment to the signage standards in Section 5.9.3.3 of the RiverPark Specific Plan to allow three freeway-oriented monument signs up to 20 feet tall, in designated locations within Planning District D of the RiverPark Specific Plan area. In addition, the change evaluated in Addendum 12 allowed changeable electronic display panels on the pylon sign subject to approval of a Special Use Permit. The locations of these signs are shown on the revised Exhibit 5.HH of the RiverPark Specific Plan.
- **Addendum 13 – June 2011:** Addendum 13 evaluated a proposed amendment to the uses allowed in Planning Districts A and D. The amendment proposed an increase in the maximum number of residential units from 2,805 to 3,145 units with a corresponding reduction in the amount of commercial development allowed from 2,485,000 to 2,078,000 square feet. This proposed amendment was considered by the Planning Commission and City Council in June 2012. The City Council approved an increase in the maximum number of residential units allowed from 2,805 to 3,043 residential units and a decrease in the amount of commercial development from 2,485,000 to 2,098,000 square feet.
- **Addendum 14 – December 2018:** Addendum 14 evaluated the addition of allowing two (2) monument signs, non-freeway-oriented signs within "The Landing" commercial area in Planning Districts B and C of the RiverPark Specific Plan area.
- **Addendum 15 – March 2022:** Addendum 15 evaluated an option to allow the development of an additional 1,025 multifamily residential units in three of the commercial mixed-use districts in the southern portion of the RiverPark Specific Plan area. If these additional residential units are developed, the amount of commercial development currently permitted by the Adopted



RiverPark Specific Plan in these Planning Districts would be reduced by 562,000 square feet. The addition of a Residential: Very High land use category was proposed to allow the development of the additional residential units. This new land use designation applied to three locations in Planning Districts B, C, and D. This development of additional residential units could occur in any or all of these three districts under Addendum 15. New development standards were also proposed for multifamily development that would be allowed by this category.

1.3 Adopted RiverPark Specific Plan

The RiverPark Specific Plan permits the development of an integrated mixed-use community consisting of open space, residential, commercial, and public facilities uses. The design of the RiverPark community 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 is made up of four basic land uses: (1) the commercial area within the southern portion of RiverPark, (2) the residential neighborhoods to the north and east of the commercial areas, (3) the open space areas in the northern portion of the RiverPark Specific Plan area, and (4) public facilities located throughout the community. These land uses are linked and unified by a landscaped pedestrian, bicycle, and vehicular circulation system.

Exhibit 3, Land Use Designation Map – Adopted Specific Plan, presents the Land Use Plan for the RiverPark Specific Plan area. **Exhibit 4, Land Use Summary – Adopted Specific Plan**, presents the land use summary by planning district, which describes the type and maximum intensity of allowed land uses. As originally adopted, the RiverPark Specific Plan allowed the development of up to 2,805 residential units and 2.485 million square feet of commercial development.

The RiverPark Specific Plan established 13 planning districts to regulate the location and configuration of the planned land uses. Each planning district has a specific variety of permitted and specially permitted land uses, densities, parking requirements, and other development controls. Each planning district allows a range in the number of units allowed within that district to allow for flexibility in the development of the RiverPark Specific Plan. However, the total amount of residential units is not allowed to exceed the maximum number of residential units allowed by the RiverPark Specific Plan. For this reason, development of the maximum number of units allowed in all planning districts cannot occur.

The RiverPark Specific Plan identified sites for two new elementary and one new intermediate school, new City of Oxnard and County of Ventura fire stations, neighborhood parks, and community open space. The RiverPark Specific Plan also provides for the reclamation of the existing mine pits located in the northern portion of the RiverPark Specific Plan area and allows the reclaimed mine pits to be used as water storage and recharge basins as part of ongoing groundwater management efforts.



1.3.1 Current Status of Development in the RiverPark Specific Plan Area

Development of the RiverPark Specific Plan area began in May 2004. The adopted RiverPark Specific Plan, as modified through previous addendums, currently permits approximately 1,536,000 square feet of commercial space and 4,068 residential dwelling units. **Table 1, Residential and Commercial Development Status by District**, displays the amount of residential and commercial development approved and built in each district.

Table 1: Residential and Commercial Development Status by District

Planning District	Approved and Built to Date	Approved and Built to Date
	Commercial (sq. ft.)	Residential (units)
A	356,483	400
B	0	0
C	257,733	0
D	812,060	512
E	21,066	0
F	0	468
G	0	415
H	0	486
I	0	477
J	0	158
K	0	87
L	0	0
M	0	0
Total	1,447,342	3,003

Of the 4,068 residential units permitted by the approved Specific Plan, 3,003 units have been approved and built, including 447 affordable housing units. Since approval of the RiverPark Specific Plan, commercial development has occurred in Districts A, C, D and E. Of the 1,536,000 square feet of commercial space permitted by the approved Specific Plan, 1,447,342 square feet of commercial space has been approved and built.

Schools

Three schools have been built in the RiverPark Specific Plan area by the Rio School District: Rio del Mar Elementary School, Rio Vista Middle School, and the Rio Del Sol K-8 STEAM Academy. The Rio del Mar Elementary and Rio Vista Middle Schools are in Planning District J along Vineyard Avenue, and the Rio Del Sol STEAM Academy is in Planning District G along N. Ventura Road.

Fire Facilities

The RiverPark Specific Plan designated a site for a new fire station to provide service in the northern portion of Oxnard, including RiverPark. The City built Fire Station No. 7, located at 3300 Turnout Circle in RiverPark, on the northwest corner of Vineyard Avenue and Thames River Drive. Apparatus at Fire Station No. 7 includes Engine 67 and Hazardous Materials Unit 67. All personnel at this station are trained as Hazardous Materials Technicians and Specialists. The City's fire station is located adjacent to Ventura County Fire Station No. 51, which serves the unincorporated community of El Rio.



Police Facilities

An Oxnard Police substation is located at 2751 Park View Court in the Collection retail commercial development in District D. One (1) full-time police officer is dedicated to providing service in RiverPark.

Parks

The RiverPark Specific Plan contains approximately 53 acres of parks and open space including the joint use park for Rio Del Mar Elementary School and Rio Vista Intermediate School:

- Vineyard Park
- East Park
- Village Green Park
- Gateway Park
- Crescent Park
- Town Square
- Children's Park
- Central Park
- Windrow Park
- Phase 1 Water Recharge Basin Trail System
- Commons Green
- Santa Clara River Trail Phase 2
- Phase 3 Recharge Basin Trail

1.3.2 Addendum History of Planning District E

Addendum 10 (Named as Addendum 8)

According to the Final EIR, Planning District E of the RiverPark Specific Plan permitted a maximum buildout of 130,000 square feet of commercial uses on 7.5 acres. However, Addendum 10 states that the City's General Services Department proposed an administrative and maintenance facility in Planning District E. The administrative and maintenance facility would consist of a 16,892 square foot building, covered vehicle storage areas, and other storage areas. According to Addendum 10, the administrative and maintenance facility was previously analyzed in the Final EIR as an approved public facility in Planning District L, which designated 2.5 acres for various public facilities.

The proposed site in Planning District E for the administrative and maintenance facility was determined to be an appropriate location by the Master Developer, the Town Master Planner/Architect, and the City. Planning District L was developed with a fire station, school district facility, and sewer lift station that occupied a greater portion of the 2.5 acres designated for public facilities than originally anticipated. According to Section 2.5.2.5 of the RiverPark Specific Plan, similar uses (i.e., commercial and public facilities) are allowed "as determined acceptable by the Director of the Development Services Department" in Planning District E. Therefore, Addendum 10 concluded that the proposed relocation of the administrative and maintenance facility from Planning District L to Planning District E would not change the land use type or intensity and would be an allowable similar land use in District E. The addendum concluded that the relocation would not result in a substantial increase in the severity of previously identified environmental impacts, nor would it introduce new environmental effects that were not previously analyzed in the Final EIR.

Addendum 10 determined that the construction of the proposed administrative and maintenance facility would result in a reduction of the potential commercial/office area in Planning District E. **Table 2, Addendum 10 Land Use Changes in Planning District E**, displays the land use changes for Planning District E evaluated under Addendum 10. Although Addendum 10 was approved in July 2009, the administrative and maintenance facility that was contemplated under that approval was never constructed.

**Table 2: Addendum 10 Land Use Changes in Planning District E**

Land Use	RiverPark Specific Plan Land Use (Final EIR)		RiverPark Specific Plan Land Use (Addendum 10) ¹	
	Gross Acreage (Acres)	Permitted Maximum Square Footage (1,000 sq. ft.)	Gross Acreage (Acres)	Permitted Maximum Square Footage (1,000 sq. ft.)
Commercial; Regional	7.5	130	8.9	130
Total	7.5	130	8.9	130

Notes:

- As discussed above, Addendum 10 proposed a 16,892 square foot administrative and maintenance facility. However, the square footage of the proposed administrative and maintenance facility did not increase the maximum buildout square footage. Furthermore, the proposed administrative and maintenance facility was to be constructed on a City-owned 1.4-acre parcel that was originally located in Planning District E. The addition of 1.4 acres for the proposed administrative and maintenance facility did increase the total acreage in the "Commercial; Regional" land use category.

Addendum 13 (Named as Addendum 10)

Addendum 13 describes Planning District E as encompassing 8.9 acres with a permitted maximum Commercial; Regional buildout of up to 130,000 square feet of retail commercial development. At the time Addendum 13 was prepared (June 2011), no commercial development had been approved or constructed in Planning District E. Addendum 13 proposed a reduction of 19,000 square feet from the previously permitted Commercial; Regional maximum of 130,000 square feet. Therefore, the total permitted Commercial; Regional buildout for Planning District E was revised to 111,000 square feet in Addendum 13. Furthermore, Addendum 13 revised the land use acreage of Planning District E to distinguish between commercial and public facilities development, dedicating 1.4 acres to the "Public Facilities" designation in accordance with the land use changes originally established by Addendum 10. Addendum 13 concluded that this reduction in maximum square footage and separation of land use would not result in a substantial increase in the severity of previously identified environmental impacts, nor would it introduce new environmental effects that were not previously analyzed in the Final EIR.

Table 3, *Addendum 13 Land Use Changes in Planning District E*, displays the land use changes evaluated under Addendum 13.

Table 3: Addendum 13 Land Use Changes in Planning District E

Land Use	RiverPark Specific Plan Land Use (Addendum 10)		RiverPark Specific Plan Land Use (Addendum 13) ¹	
	Gross Acreage (Acres)	Permitted Maximum Square Footage (1,000 sq. ft.)	Gross Acreage (Acres)	Permitted Maximum Square Footage (1,000 sq. ft.)
Commercial; Regional	8.9	130	7.5	111
Public Facilities	-	-	1.4	-
Total	8.9	130	8.9	111

Notes:

- As discussed in Addendum 10, the square footage of the proposed administrative and maintenance facility did not increase the maximum buildout square footage. Furthermore, the proposed administrative and maintenance facility was to be constructed on a City-owned 1.4-acre parcel that was originally located in Planning District E. Addendum 13 updated the land use acreage in order to distinguish between commercial and public facilities.

Addendum 15

Addendum 15 describes Planning District E as encompassing 8.9 acres with a permitted maximum Commercial; Regional buildout of up to 111,000 square feet of retail commercial development. At the time Addendum 15 was prepared (November 2021), 21,066 square feet of commercial development



had been approved or constructed, leaving 89,934 square feet remaining. Addendum 15 proposed a reduction of 1,000 square feet from the previously permitted Commercial; Regional maximum. Therefore, the total permitted Commercial; Regional buildout for Planning District E was revised to 110,000 square feet in Addendum 15. Addendum 15 concluded that this reduction would not result in a substantial increase in the severity of previously identified environmental impacts, nor would it introduce new environmental effects that were not previously analyzed in the Final EIR.

Table 4, Addendum 15 Land Use Changes in Planning District E, displays the land use changes evaluated under Addendum 15.

Table 4: Addendum 15 Land Use Changes in Planning District E

Land Use	RiverPark Specific Plan Land Use (Addendum 13)		RiverPark Specific Plan Land Use (Addendum 15)	
	Gross Acreage (Acres)	Permitted Maximum Square Footage (1,000 sq. ft.)	Gross Acreage (Acres)	Permitted Maximum Square Footage (1,000 sq. ft.)
Commercial; Regional	7.5	111	7.5	110
Public Facilities ¹	1.4	-	1.4	-
Total	8.9	111	8.9	110
Notes: 1. The "Public Facilities" land use designation did not increase the maximum build out square footage in Planning District E.				

1.4 Consistency Analysis

The Project-level Final EIR for the RiverPark Specific Plan was certified August 27, 2002. The City, as the lead agency for that Project, must determine if or to what degree the proposed Specific Plan Amendment (current project) requires additional documentation under CEQA. CEQA authorizes a Lead or Responsible Agency to prepare an addendum to the EIR if a proposed action is within the scope of a previously analyzed Project and none of the conditions described in State CEQA Guidelines Section 15162 requiring the preparation of a Subsequent EIR or State CEQA Guidelines Section 15163 requiring the preparation of a Supplement to an EIR are met. If none of the conditions in Sections 15162 or 15163 are met, then the most appropriate CEQA documentation for the proposed Specific Plan Amendment is an Addendum to the previously approved RiverPark Specific Plan Final EIR under State CEQA Guidelines Section 15164.

1.5 CEQA Compliance

1.5.1 Supplemental or Subsequent EIR

CEQA authorizes a Lead or Responsible Agency to determine if a proposed action is within the scope of a previously analyzed project and none of the conditions described in State CEQA Guidelines Section 15162 requiring the preparation of a Subsequent EIR or State CEQA Guidelines Section 15163 requiring the preparation of a Supplement to an EIR are met.

Pursuant to State CEQA Guidelines Section 15162:

(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:



(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) 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 previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous 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 previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

(d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.

Pursuant to State CEQA Guidelines Section 15163:

(a) The lead or responsible agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if:



- (1) Any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, and*
- (2) Only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.*
- (b) The supplement to the EIR need contain only the information necessary to make the previous EIR adequate for the project as revised.*
- (c) A supplement to an EIR shall be given the same kind of notice and public review as is given to a draft EIR under Section 15087.*
- (d) A supplement to an EIR may be circulated by itself without recirculating the previous draft or final EIR.*
- (e) When the agency decides whether to approve the project, the decision-making body shall consider the previous EIR as revised by the supplemental EIR. A finding under Section 15091 shall be made for each significant effect shown in the previous EIR as revised.*

Based on the analysis provided in Section 4 of this document, the proposed project does not involve changes that will result in new or increased environmental effects, new significant impacts, or the need for additional or increased mitigation beyond those identified in the previously certified Project-level RiverPark Specific Plan Final EIR; thus, none of the conditions identified in State CEQA Guidelines Section 15162 or 15163 will be triggered by the proposed project. Therefore, the City may analyze the project in an Addendum according to State CEQA Guidelines Section 15168 to document consistency with the approved EIR. The Addendum must be supported by substantial evidence.

1.5.2 Addendum to an EIR

Provisions related to preparing an Addendum to an EIR are found in Section 15164 of the State CEQA Guidelines, subsections (a) and (b) as summarized below:

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- (b) An addendum to a certified EIR may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred. To determine if an Addendum is the most appropriate CEQA compliance document for the proposed project, the project will be compared to the requirements of State CEQA Guidelines Section 15162 (sub-sections 1 through 3 below). When an EIR has been certified, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following occurs.*
 - (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*
 - (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*



(3) 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 previous EIR was certified as complete, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR;

(B) Significant effects previously examined will be substantially more severe than shown in the previous 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 previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

In addition, the project must be evaluated relative to the State CEQA Guidelines Section 15163 regarding preparation of a supplement to an EIR rather than a subsequent EIR. The lead or responsible agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if: (1) Any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, and (2) Only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

1.5.3 Summary of Results

The analyses in Sections 4.1 through 4.13 of this document establish that the proposed project is consistent with the Final EIR and would not result in new or more severe impacts when compared to those identified in the Final EIR for the Original Project. The Original Project evaluated in the Final EIR permitted a maximum buildout of 130,000 square feet of Commercial; Regional uses on 7.5 acres within Planning District E. The proposed Specific Plan Amendment would permit a maximum buildout of 110,000 square feet of Commercial; Regional uses on 8.9 acres within Planning District E – resulting in an overall decrease in the intensity of development across the planning district. The project proposes a Specific Plan Amendment to eliminate the subsequently-added "Public Facilities" land use designation from Planning District E and update Section 2.5.2.5 of the RiverPark Specific Plan to correctly reflect the maximum permitted commercial buildout of 110,000 square feet, as analyzed in Addendum No. 15. The proposed Specific Plan Amendment would revert allowable land uses back to Commercial; Regional throughout the entirety of Planning District E, consistent with the land uses evaluated in the Final EIR. The Specific Plan Amendment would not change the type of land uses allowed in Planning District E or increase the allowable intensity of land uses allowed within Planning District E compared to the Final EIR. Although the size of Planning District E has increased from 7.5 acres to 8.9 acres, the allowable land use development would be decreased compared to that evaluated in the Final EIR.

The changes associated with the proposed project are best documented using an Addendum to the Project-level RiverPark Specific Plan Final EIR consistent with State CEQA Guidelines Section 15164. The City has, therefore, prepared Addendum No. 16 to the RiverPark Specific Plan Final EIR to evaluate the changes proposed by the project to the RiverPark Specific Plan. If approved, a Notice of Determination (NOD) will be filed with the County Clerk and State Clearinghouse to fully document this CEQA compliance action.



2 Project Description

2.1 Project Characteristics

The RiverPark Specific Plan regulates the amount of commercial and residential development permitted in each Planning District and determines the maximum buildout of such developments. The adopted RiverPark Specific Plan, as modified through previous addendums, currently permits approximately 1,536,000 square feet of commercial space and 4,068 residential dwelling units.

Planning District E, the East Peripheral Commercial District, includes 8.9 acres located south of Myrtle Street (RiverPark Boulevard) at the eastern edge of the RiverPark Specific Plan area. The RiverPark Specific Plan, as modified through previous addendums, currently permits up to 110,000 square feet of Commercial; Regional development in District E. As shown in **Table 1** and based on the slight reduction in maximum Commercial; Regional square footage in Addendum 15, the current amount of commercial development built and approved in District E to date is 21,066 square feet with 88,934 square feet remaining.

The proposed project would include a Specific Plan Amendment to remove the “Public Facilities” land use designation from Planning District E. As discussed above, although Addendum 10 was approved in July 2009, the administrative and maintenance facility that was contemplated under that approval was never constructed. The 1.4 acres originally designated for Public Facilities is City-owned; however, the City is making the parcel available for purchase. As such, the 1.4 acres dedicated to “Public Facilities” would be moved to the “Commercial; Regional” land use designation. The proposed project would not increase or decrease the maximum permitted buildout of 110,000 square feet of commercial uses in Planning District E.

Adoption of Addendum 15 resulted in a reduction of 1,000 square feet from the previously permitted Commercial; Regional maximum (111,000 square feet to 110,000 square feet). However, Section 2.5.2.5 of the RiverPark Specific Plan still states that Planning District E permits a maximum permitted buildout of 111,000 square feet of commercial uses. To correct this inconsistency, the proposed project would update the RiverPark Specific Plan to correctly reflect the maximum permitted buildout of 110,000 square feet of commercial uses in Planning District E. **Table 5, Proposed Specific Plan Amendment Land Use Summary**, presents the land use changes under the proposed project. Additionally, **Exhibit 5, RiverPark Specific Plan Update** and **Exhibit 6, RiverPark Specific Plan Update (Continued)**, display the updates to Section 2.5.2.5 of the RiverPark Specific Plan to reflect changes from Addendum 15 and the proposed project.

Table 5: Proposed Specific Plan Amendment Land Use Summary

Land Use	RiverPark Specific Plan Land Use (Addendum 15) ¹		Proposed Specific Plan Land Use (Addendum 16)	
	Gross Acreage (Acres)	Permitted Maximum Square Footage (1,000 sq. ft.)	Gross Acreage (Acres)	Permitted Maximum Square Footage (1,000 sq. ft.)
Commercial; Regional	7.5	110	8.9	110
Public Facilities ¹	1.4		-	-
Total	8.9	110	8.9	110

Notes:

1. The “Public Facilities” land use designation did not increase the maximum build out square footage in Planning District E.



This page intentionally left blank.



Exhibit 5: RiverPark Specific Plan Update

2 LAND USE

Master Plan

2.18

2.5.2.5 PLANNING DISTRICT **E**: East Peripheral Commercial District

Location: The 8.9-acre Planning District E is located in the southeastern corner of the RiverPark Project site. It is adjacent to the Ventura Freeway to the south, the existing El Rio Community to the north and Vineyard Avenue to the east. Planning District D (Town Square Commercial District) and District F (Vineyards Neighborhood District) are immediately to the west. This site is easily accessed from the Ventura Freeway, as well as from Myrtle Street and Vineyards Avenue. For the boundaries and location of the Planning District, refer to Exhibit 2.I.

Permitted Land Use: The Permitted Land Use are Commercial: Regional ~~and Public Facilities~~. The Specific Plan accommodates up to ~~111~~ **110** KSF of freeway-oriented commercial uses, a maximum of five stories high, including offices, retail and take-out restaurants that could best benefit from this access and visibility. A landscaped buffer shields the buildable sites from the freeway.

Specially Permitted Land Use: Yes

Vertical Mixed-Use Overlay: No

Optional Live/Work Units: No

Other Specific Plan Development Controls: Refer to the following sections for additional development controls and implementation information in District E:

- ❑ Section 3: Commercial Master Plan
- ❑ Section 5: Landscape Master Plan
- ❑ Section 6: Infrastructure Master Plan
- ❑ Section 7: Specific Plan Implementation



Environmental Impact Report Addendum No. 16 - RiverPark Specific Plan

Exhibit 5: RiverPark Specific Plan Update

Changes from the Approved Addendum No. 15*

Changes Proposed under Addendum No. 16"



This page intentionally left blank.

**Exhibit 6: RiverPark Specific Plan Update (Continued)****2 LAND USE****Master Plan****2.19****2.5.2.5 PLANNING DISTRICT E: East Peripheral Commercial District****LAND USE SUMMARY***

<i>Permitted Land Use</i>	<i>Gross Acreage</i>	<i>Max KSF Allowable</i>
COMMERCIAL: REGIONAL	7.5 8.9	111 110
PUBLIC FACILITIES	1.4	NA
Planning District E Totals	8.9 acres	111 KSF 110 KSF

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

<i>Land Use</i>	<i>Allowed Use</i>
COMMERCIAL: REGIONAL	Freestanding restaurants; restaurants involving any drive-in or drive-through facilities.
	Banks; savings and loan associations and other financial institutions.
	Pharmacies, primarily engaged in the merchandizing of pharmaceuticals and medical supplies.
	Retail uses such as restaurants, coffee shops and gift shops and services such as barber shops, health centers and clubs and travel and ticket agencies.
	Office uses
	On-sale and off-sale alcohol*
	Similar uses as determined acceptable by the Director of the Development Services Department of the City of Oxnard.
PUBLIC FACILITIES	Park maintenance facility.

Notes:

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



Environmental Impact Report Addendum No. 16 - RiverPark Specific Plan

Exhibit 6: RiverPark Specific Plan Update (Continued)

■ Changes from the Approved Addendum No. 15"

■ Changes Proposed under Addendum No. 16"



This page intentionally left blank.



3 Determination

3.1 Environmental Factors Potentially Affected

The environmental factors checked below were identified in the Project-level RiverPark Project EIR as being a 'Potentially Significant Impact' and the checklist on the following pages will identify to what degree the proposed changes in the proposed project would compare to these significant impacts.

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Public Services
☐ Agriculture and Forestry Resources	☐ Hazards and Hazardous Materials	☐ Recreation
☐ Air Quality	☐ Hydrology and Water Quality	☐ Transportation
☐ Biological Resources	☐ Land Use and Planning	☐ Tribal Cultural Resources
☐ Cultural Resources	☐ Mineral Resources	☐ Utilities and Service Systems
☐ Energy	☐ Noise	☐ Wildfire
☐ Geology and Soils	☐ Population and Housing	☐ Mandatory Findings of Significance



3.2 Determination

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☒ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Jamie Peltier

Planning Supervisor, City of Oxnard

Date



4 Environmental Analysis

This section analyzes the potential environmental impacts associated with the proposed project. The issue areas evaluated in this Addendum include the following and are the same issue areas analyzed in the RiverPark Specific Plan Final EIR:

- Land Use, Planning, Programs and Policies
- Aesthetics
 - Geology and Soils
 - Mineral Resources
- Biological Resources
- Water Resources
- Agricultural Resources
- Transportation and Circulation
- Air Quality
- Noise
- Public Services
 - Public Schools
- Fire Protection
- Police Protection
- Parks and Recreation
- Solid Waste Management
- Library Services
- Public Utilities
 - Stormwater Drainage
 - Water Supply and Distribution
 - Wastewater Service
 - Energy
- Cultural Resources
- Hazard

The environmental analysis section includes separate subsections for each environmental topic addressed in the Final EIR. Each topical section first presents a summary of the information and conclusions of the analysis in the Final EIR and subsequent addendums, if applicable. Updated information reflecting any changes in the environmental setting related to each topic is presented first in each subsection, followed by analysis of the environmental impacts of the RiverPark Project with the proposed Specific Plan Amendment. For each topic, a determination is made regarding whether the current proposal would result in any new significant impacts or a substantial increase in the severity of the impacts identified in the Final EIR. The mitigation measures identified in the Final EIR and applicable, subsequent addendums, are also included.

For the evaluation of potential impacts, the questions in this document are stated and an answer is provided according to the analysis undertaken as part of the EIR Addendum. The environmental analysis considers the long-term, direct, indirect, and cumulative impacts of the development.



4.1 Land Use, Planning, Programs and Policies

Impact Thresholds	Impact Determination in the Certified Final EIR	Does the Proposed Project Involve New Significant Impacts or Substantially More Severe Impacts?	Are There New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis?
Land Use, Planning, Programs, & Policies: The City of Oxnard considers a project to have a significant land use impact if it would be:				
Inconsistent with the goals or objectives of Oxnard's plans or ordinances related to land use planning;	Less than Significant Impact	No	No	No
Conflict with any applicable land use plan, policy, or regulation of another public agency; or	Less than Significant Impact	No	No	No
Substantial incompatibility between the uses proposed and neighboring land uses is identified as a significant impact.	Less than Significant Impact	No	No	No

Summary of Analysis in the Final EIR and Subsequent Addendums

The consistency of the Original Project with applicable land use plans and policies, as well as the compatibility of the proposed development with surrounding land uses, were analyzed in the Final EIR. This evaluation addressed the consistency of the project with the City's 2020 General Plan, the HERO Redevelopment Plan, the Southern California Association of Governments (SCAG) Regional Comprehensive Plan & Guide (RCPG), and the Local Agency Formation Commission (LAFCo) policies.

The Specific Plan Area is located within the LAFCo Sphere of Influence (SOI) line for the City and within the 20-year City Urban Restriction Boundary (CURB) established by the City's 2020 General Plan. Prior to approval of the Original Project, the southern 269 acres of the Specific Plan area (referred to as "RiverPark Area A" in the Final EIR) were located within the City. The northern 432 acres of the Specific Plan area (referred to as "RiverPark Area B" in the Final EIR) were located outside of the City. After adoption of the Specific Plan by the City, RiverPark Area B was annexed into the City.

Annexation of RiverPark Area B to the City and development of the entire Specific Plan Area with the proposed uses was found to be consistent with the City's land use plans and policies. Annexation of RiverPark Area B was also determined to be consistent with LAFCo policies. The Original Project was determined to be consistent with the SCAG RCPG, given that the amount of growth allowed by the Specific Plan was consistent with adopted regional growth forecasts and the characteristics of the project as proposed were consistent with relevant objectives of this regional plan. In addition, the RiverPark Specific Plan defined a pattern of land uses determined to be compatible with the residential, agricultural, and open space uses located around the Specific Plan area. No significant impacts related to inconsistencies with applicable land use plans and policies were identified in the Final EIR and no mitigation measures were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendum.



Proposed Specific Plan Amendment Analysis

a) *Inconsistent with the goals or objectives of Oxnard's plans or ordinances related to land use planning?*

Less Than Significant Impact. The proposed Specific Plan Amendment would remove the "Public Facilities" land use designation from Planning District E. Additionally, the proposed project would update Section 2.5.2.5 of the RiverPark Specific Plan to correctly reflect the maximum permitted buildout of 110,000 square feet of commercial uses in accordance with Addendum No. 15. The project site is located in an urbanized area of the City with similar adjacent commercial uses. The Final EIR indicated that the RiverPark Specific Plan represented land use changes that were anticipated in the City's General Plan. As such, this change in permitted land use designation would not create an inconsistency with the goals or objectives of the City's plans or ordinances related to land use planning. No new significant impacts related to the City's land use planning goals and objectives would occur as a result of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

b) *Conflict with any applicable land use plan, policy, or regulation of another public agency?*

Less Than Significant Impact. As discussed above, the Final EIR addressed the consistency of the Original Project with the City's 2020 General Plan, the HERO Redevelopment Plan, the Southern SCAG RCPG, and LAFCo policies. As such, the Original Project was analyzed for potential conflicts with applicable land use plans, policies, and regulations of other public agencies and was determined to not conflict with such plans. Similar to the Original Project, the proposed project would not conflict with another public agency's land use plans, policies, and/or regulations since the project proposes to revert to the previously-approved Final EIR land use designation of Commercial; Regional. No new significant impacts related to other public agencies' land use planning goals and objectives would occur as a result of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

c) *Substantial incompatibility between the uses proposed and neighboring land uses is identified as a significant impact?*

Less Than Significant Impact. A Community Landscape Master Plan was prepared for the Original Project, which is intended to establish identities of place, provide a unified appearance along street frontages, reinforce the street hierarchy, and provide additional native habitat that complements and enhances the Santa Clara River Corridor. Open space within the Specific Plan Area has been designed to buffer neighboring land uses and communities, provide active and passive open space within the community, and enhance natural habitat values by replanting disturbed areas with native vegetation. The Landscape Master Plan provides designs for streets, parks and buffer areas and provides site landscape guidelines and standards for individual building sites, surface parking areas, service and loading areas design guidelines, walls and fences, paving design, plant material, landscape maintenance, and exterior lighting. As such, the Final EIR concluded that the Original Project would not result in a substantial incompatibility between the uses proposed and neighboring land uses. Similarly, since the proposed project would be required to adhere to the design guidelines for Planning District E, the proposed project would also not result in a substantial incompatibility between the uses proposed and neighboring land uses. No new significant impacts related to a substantial incompatibility between the uses proposed and neighboring land uses would occur as a result of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.



Applicable Final EIR Mitigation Measures:

No applicable mitigation measures have been identified for land use, planning, programs and policies.



4.2 Aesthetics

Impact Thresholds	Impact Determination in the Certified Final EIR	Does the Proposed Project Involve New Significant Impacts or Substantially More Severe Impacts?	Are There New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis?
Aesthetics: Based on Appendix G of the CEQA Guidelines, the City of Oxnard considers the aesthetic impact of a project to be significant if it would:				
Have a substantial, demonstrable negative aesthetic effect on a scenic vista;	Less than Significant Impact	No	No	No
Substantially degrade the existing visual character or quality of a site and its surroundings;	Less than Significant Impact	No	No	No
Substantially damage scenic resources within a state scenic highway;	Less than Significant Impact	No	No	No
Create a new source of substantial light or glare which would adversely affect day or nighttime views of the area; or	Less than Significant Impact with Mitigation Measure Incorporated	No	No	No
Be inconsistent with any applicable policies in the 2020 General Plan Community Design Element.	Less than Significant Impact	No	No	No

Summary of Analysis in the Final EIR and Subsequent Addendums

The EIR provided analysis of the significance of changes to the visual character of the area that would result from implementation of the RiverPark Project. The Community Design Element of the 2020 General Plan identifies scenic resources within the City. Roadways that provide views of the scenic resources and agricultural lands within and around the City are designated as image corridors. The Ventura Freeway is designated as Regional Image Corridor, and Oxnard Boulevard and Vineyard Avenue are designated as City Image Corridors. In addition, the intersection of the Ventura Freeway and Vineyard Avenue is designated as a Regional Gateway. Prior to development, the Specific Plan Area had an open space visual character as viewed from surrounding roadways and uses due to the small number of existing structures at the time the Specific Plan was approved.

The change in the visual character of the Specific Plan Area as a result of the proposed RiverPark Project was not identified as having a significant impact on the visual character of the area. This was because the development that would be allowed by the Specific Plan will not obstruct long-range views of the mountains and hills in the Los Padres National Forest to the north from the Ventura Freeway or Vineyard Avenue. The height and character of the residential and commercial development proposed will also be consistent with existing development in the area. In addition, the northern portion of the Specific Plan area will continue to have an open space character because the existing mine pits would be preserved, and no buildings will be located along the northernmost portion of Vineyard Avenue. Mitigation measures were identified in the Final EIR to mitigate all potentially significant impacts to aesthetics to a less than significant level and no significant unavoidable impacts to aesthetics were



identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

Proposed Specific Plan Amendment Analysis

a) Have a substantial, demonstrable negative aesthetic effect on a scenic vista?

Less Than Significant Impact. As determined in the Final EIR, commercial development within the RiverPark Specific Plan would be visually consistent in terms of height and character with other commercial uses on the eastern side of Vineyard Avenue and south of the Ventura Freeway (U.S. Route 101). The proposed Specific Plan Amendment would remove the “Public Facilities” land use designation from Planning District E. Additionally, the proposed project would update Section 2.5.2.5 of the RiverPark Specific Plan to correctly reflect the maximum permitted buildout of 110,000 square feet of commercial uses in accordance with Addendum No. 15. This change in permitted land use would not alter the physical character, scale, or massing of development contemplated for Planning District E beyond what was originally analyzed in the Final EIR and subsequent addendums. The proposed project would not expand the boundaries of Planning District E, introduce new building types, or permit structures of greater height or bulk than those already envisioned under the approved RiverPark Specific Plan.

There would be no change to important aesthetic features such as landscape buffers or the location and amount of open space currently required by the RiverPark Specific Plan. Scenic views of the mountains and hills of the Los Padres National Forest would remain unobstructed, particularly along Vineyard Avenue, Oxnard Boulevard, and the Ventura Freeway. Landscape buffers and preservation of open space provided for by the adopted Specific Plan would ensure that views of the project site from adjacent areas are not adversely impacted by development permitted under the RiverPark Specific Plan. No new significant impacts related to aesthetics would occur as a result of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

b) Substantially degrade the existing visual character or quality of a site and its surroundings?

Less Than Significant Impact. The proposed Specific Plan Amendment would not result in any substantial change to the visual character of the RiverPark community. The proposed Specific Plan Amendment would remove the “Public Facilities” land use designation from Planning District E and designate all areas within Planning District E for Commercial; Regional use, consistent with the Original Project. Additionally, the proposed project would update Section 2.5.2.5 of the RiverPark Specific Plan to correctly reflect the maximum permitted buildout in accordance with Addendum No. 15. This change in permitted land use designation would not alter the physical character, scale, or massing of development contemplated for Planning District E beyond what was originally analyzed in the Final EIR.

The proposed project would not expand the boundaries of Planning District E, introduce new building types, or permit structures of greater height or bulk than those already envisioned under the approved RiverPark Specific Plan. All development within Planning District E would remain subject to the development standards adopted in the RiverPark Specific Plan, including applicable building height limits, setbacks, landscaping requirements, and design guidelines. Compliance with these standards would ensure that any future commercial development within Planning District E would be consistent with the overall pattern of development and unified visual character established by the



RiverPark Specific Plan. No new significant impacts would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

c) *Substantially damage scenic resources within a state scenic highway?*

Less Than Significant Impact. U.S. Route 101, an eligible state scenic highway (though not Officially Designated), is the closest eligible scenic highway to the project site and is located adjacent to Planning District E.¹ While Planning District E is adjacent to U.S. Route 101, the proposed Specific Plan Amendment would not disturb any scenic resources within or visible from this eligible scenic highway. The proposed amendment would remove the “Public Facilities” land use designation in Planning District E and update Section 2.5.2.5 of the RiverPark Specific Plan to correctly reflect the maximum permitted buildout in accordance with Addendum No. 15. It does not propose substantial changes to the physical development, grading, or removal of vegetation proximate to U.S. Route 101 not previously analyzed in the Final EIR, and it does not propose alterations to any trees, rock outcroppings, historic buildings, or other scenic resources that would be visible from U.S. Route 101. Planning District E is located within an established urban development area, and any future commercial development within the district would be consistent with the existing characteristics of surrounding structures, roadways, and infrastructure. No new significant impacts would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views of the area?*

Less Than Significant Impact. The Final EIR determined that the buildout of the RiverPark Specific Plan would introduce new sources of nighttime lighting which would consist of street lighting, parking lot lighting, and exterior security lights. Additionally, commercial uses may include the use of glazed windows which would introduce a new source of glare.

Any future development within Planning District E would be subject to the City of Oxnard's standard conditions of approval and applicable development standards governing exterior lighting. Furthermore, the proposed Specific Plan Amendment would not increase the overall intensity of development beyond what was originally analyzed in the Final EIR. Since future development would remain subject to standard lighting regulations, the project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. No new significant impacts to light or glare would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

e) *Be inconsistent with any applicable policies in the 2020 General Plan Community Design Element?*

Less Than Significant Impact. The proposed Specific Plan Amendment would not be inconsistent with any applicable policies contained in the City of Oxnard 2020 General Plan Community Design Element. The proposed Specific Plan Amendment would remove the “Public Facilities” land use designation from Planning District E. Additionally, the proposed project would update Section 2.5.2.5 of the RiverPark Specific Plan to correctly reflect the maximum permitted buildout in accordance

¹ California Department of Transportation, *State Scenic Highway interactive map*, <https://experience.arcgis.com/experience/47e2009986264718a5a13a2c81382774>, accessed May 8, 2026.



with Addendum No. 15. The proposed amendment does not introduce new land uses, nor does it increase the overall development intensity beyond what was originally analyzed in the Final EIR.

Since the proposed project would not introduce new development types that were not analyzed in the Final EIR, alter the physical development standards of the RiverPark Specific Plan, or introduce new land uses in Planning District E, the proposed Specific Plan Amendment would not conflict with the 2020 General Plan Community Design Element policies. Any future development within Planning District E would be subject to the City's design review process and applicable development standards. No new significant impacts would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

Applicable Final EIR Mitigation Measures:

No applicable mitigation measures have been identified for aesthetics.



4.3 Earth Resources

The Final EIR included the “Earth Resources” section which analyzed the RiverPark Project’s environmental impacts on two different topics: geotechnical conditions and mineral resources. As such, this addendum presents a summary of the information and conclusions of the analysis in the Final EIR and subsequent addendums, if applicable, for each topic. Additionally, a determination for each topic has been made on whether the current proposal would result in any new significant impacts or any substantial increase in the severity of the impacts identified in the Final EIR and subsequent addendums.

4.3.1 Geology and Soils

Impact Thresholds	Impact Determination in the Certified Final EIR	Does the Proposed Project Involve New Significant Impacts or Substantially More Severe Impacts?	Are There New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis?
Geology and Soils: Relative to geology and soils, the City of Oxnard considers a project to result in a significant effect on the environment if it would:				
Expose people or structures to potential substantial adverse effects, including the risk of loss, involving:	-	-	-	-
a. rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault;	Less than Significant Impact With Mitigation Incorporated	No	No	No
b. seismic-related ground shaking;	Less than Significant Impact With Mitigation Incorporated	No	No	No
c. seismic-related ground failure, including liquefaction;	Less than Significant Impact With Mitigation Incorporated	No	No	No
d. landslides.	Less than Significant Impact With Mitigation Incorporated	No	No	No
Result in substantial soil erosion or the loss of topsoil	Less than Significant Impact	No	No	No
Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse	Less than Significant Impact With Mitigation Incorporated	No	No	No
Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property	Less than Significant Impact With Mitigation Incorporated	No	No	No



Summary of Analysis in the Final EIR and Subsequent Addendums

The Final EIR concluded that the RiverPark Specific Plan Area contains a variety of topographic and soils conditions as a result of historic mining and agricultural activities. The mine site in RiverPark Area B contains substantial areas of artificial fill which are potentially unstable (it should be noted that the proposed project relates to areas within the boundaries of RiverPark Area A as identified on Final EIR Figure 2.0-3, Project Location). Significant impacts related to the potential instability of the slopes of the existing mine pits have been identified. Areas adjacent to the existing and proposed pit slopes may be impacted by: (1) gross instability of the pit slopes under static or seismic conditions, and/or (2) seismically induced lateral movements. Approximately 10 million cubic yards of earth materials will be graded over the entire 701-acre site. A balanced grading program involving excavation and replacement of the 10 million cubic yards of material is planned. The majority of this grading would consist of the excavation and/or replacement of earth materials in RiverPark Area B to improve the structural characteristics of the soils in the mine site stockpile and plant areas and to stabilize the slopes of the existing mining pits. A comprehensive program of 44 specific measures is proposed to mitigate all identified geotechnical impacts to a level that is less than significant. However, the Final EIR also identified that as individual building projects are proposed within the Specific Plan Area in the future, additional and more detailed geologic and geotechnical information on individual building sites would be provided, including information derived from future subsurface investigations.

Proposed Specific Plan Amendment Analysis

- a) ***Expose people or structures to potential substantial adverse effects, including the risk of loss, involving:***
- i) ***Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault?***
 - ii) ***Seismic-related ground shaking?***
 - iii) ***Seismic-related ground failure, including liquefaction?***
 - iv) ***Landslides?***

Less Than Significant Impact With Mitigation Incorporated. The RiverPark Specific Plan area is situated in the southern portion of the Transverse Ranges Geomorphic Province of California. The province is characterized by east-west-trending mountain ranges composed of sedimentary and volcanic rocks ranging in age from Cretaceous to Recent. Major east-trending folds, reverse faults, and left-lateral strike-slip faults reflect regional north-south compression and are characteristic of the Transverse Ranges. The Transverse Ranges Geomorphic Province is bound on the north by the Santa Ynez fault, on the east by the San Bernardino Mountains, on the south by the Transverse Ranges frontal fault zone, and on the west by the Pacific Ocean. On the basis of subsurface investigations both on and near the RiverPark Specific Plan Area, the general native soil profile predominantly consists of alluvial (i.e., river bed and floodplain) deposits. Natural elevations across RiverPark Area A (in which the proposed project is located) vary from about 75 feet above mean sea level (msl) adjacent to the base of the southwestern end of the river levee to about 90 feet above msl at the eastern end of the property.

The RiverPark Specific Plan area is located in a seismically active region and it can be expected that the project would be subjected to strong ground shaking during its design life. Geodetic surveys indicate that the Ventura Basin is experiencing crustal shortening at an annual rate of about 1



centimeter per year in a north-south direction. Because no historical earthquakes have been recorded in the area over the course of at least 200 years (aside from the 1812 and 1857 earthquakes occurring on the San Andreas fault - occurrences that probably did little to relieve crustal strain in the Ventura Basin), the Ventura region is likely to experience a large earthquake, or a cluster of large earthquakes, in the near future.

No Alquist-Priolo Earthquake Fault Zones, or any other mapped fault zone, encroaches onto the Specific Plan area. The nearest fault to the project site is the Oak Ridge fault system. The closest portion of the Oak Ridge fault system to the project is along the inferred McGrath fault trace, located approximately 1,500 feet northwest of the site. Therefore, there is a potential for ground rupture, seismic-related groundshaking, liquefaction, and/or landslides in the event of an earthquake associated with this fault system.

The proposed Specific Plan Amendment would revert Planning District E to its original Final EIR designation of Commercial; Regional, restore the maximum permitted commercial buildout in accordance with Addendum No. 15, and eliminate the Public Facilities designation. In compliance with Final EIR Mitigation Measure 4.3-14, future development of Planning District E would be required to conduct a site-specific geotechnical investigation including construction recommendations pertaining to site conditions at the time of development. In addition, all structures within the project site would be required to be constructed in conformance with the Uniform Building Code (UBC), with amendments, as adopted by the City of Oxnard. Similar to other Southern California sites that are located near earthquake sources, project compliance with the UBC would reduce effects associated with strong ground motion; although, the risk of damage would not be completely eliminated. However, the implementation of Uniform Building Code (UBC) standards for new construction is the procedure that is commonly applied in Southern California to mitigate earthquake shaking hazards to an acceptable level.

No new significant impacts related to seismic hazards would occur as a result of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact.

Construction Impacts

The proposed project does not involve any construction activities or development that would substantially differ from that evaluated in the Final EIR and future development within Planning District E would be required to conduct a site-specific geotechnical investigation. At the time of development of Planning District E, pursuant to the State Water Resources Control Board requirements, the proposed project would be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities, which includes a Storm Water Pollution Prevention Plan (SWPPP) for any ground-disturbing activities of one acre or more. The SWPPP would specify which Best Management Practices (BMPs) would reduce soil erosion and sedimentation for the project, which could include the use of silt fencing, sediment berms and erosion control blankets during project construction. Therefore, no new significant impacts related to loss of topsoil would occur as a result of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur with implementation of standard construction practices.



Operational Impacts

The proposed Specific Plan Amendment would not substantially change the type or intensity of development within Planning District E compared to the land uses evaluated in the Final EIR. Once the proposed development areas of the site (including the proposed project site) are built-out, the ground surface would be covered with non-erosive materials (i.e., pavement and structures) and vegetation that would minimize wind and water-related erosion of the site. As a result, no significant post-development impacts associated with erosion from those areas would occur. No new significant impacts related to soil erosion would occur as a result of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

- c) ***Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?***

Less Than Significant Impact With Mitigation Incorporated. The proposed project does not involve any construction activities or development that would substantially differ from that evaluated in the Final EIR and future development within Planning District E would be required to conduct a site-specific geotechnical investigation. With the implementation of regulatory compliance and seismic design measures outlined in the site-specific geotechnical investigation, future structures including those that would be constructed on Planning District E would be adequately protected. In addition, the project would be required to implement Final EIR Mitigation Measures 4.3-1 and 4.3-2, which include specifications for grading and project construction during the initial stage of the mitigation of any unstable soil units during site preparation.

No new significant impacts related to a geologic unit or soil that is unstable would occur as a result of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

- d) ***Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?***

Less Than Significant Impact With Mitigation Incorporated. As discussed in the Final EIR, surficial materials on the overall Specific Plan area generally consist of granular materials (silty sand, well-graded sand, sandy silt, and some clayey silt) that are not anticipated to be expansive. However, clayey silt soils on the site may demonstrate a slight to moderate expansion potential. As discussed previously, the proposed project does not involve any construction activities or development that would substantially differ from that evaluated in the Final EIR and future development of Planning District E would be required to conduct a site-specific geotechnical investigation, including the evaluation of expansive soils on the proposed project site. If expansive soils are identified on the project site during the site-specific geotechnical investigation, the project would be required to implement Final EIR Mitigation Measure 4.3-24, which outlines general construction considerations relative to expansive soils.

No new significant impacts related to expansive soils would occur as a result of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

Applicable Final EIR Mitigation Measures:

- MM 4.3-1** During the initial stage of the mitigation of unstable soil units during site preparation, organic material and vegetation, hazardous materials, old foundations from demolished



structures, underground utilities, debris, unsuitable fill materials, and/or deleterious materials shall be stripped, removed, and wasted from construction areas by the contractor. Abandoned below-grade or underground structures, such as wells, cesspools, pipelines, mining equipment, old foundations, etc., that are not relocated prior to grading shall be removed or treated in a manner prescribed by the controlling governmental agencies.

- MM 4.3-2** Grading shall be performed by the contractor in accordance with the City of Oxnard grading ordinance and Chapter 33 of the Uniform Building Code (1997).
- MM 4.3-14** Prior to final design, a site-specific study for the different development types (i.e., residential, commercial, and educational) and with a specificity commensurate with individual structure use, size, and footprint, shall be completed to estimate the potential for liquefaction-induced differential settlement in submerged native earth materials. Although a significant impact from liquefaction is not anticipated in native materials on the RiverPark Specific Plan Area, site-specific evaluations of that potential shall be performed within footprint areas of future commercial and educational facilities to verify that there is no significant impact within specific building areas. Measures to reduce the liquefaction hazard, if any, to less than significant, shall be included in the study. These studies shall require review and approval by the City of Oxnard.
- MM 4.3-24** To mitigate potentially significant impacts associated with expansive soils, foundations bearing on soils with a low to moderate shall be designed with deeper perimeter footing embedment to act as a barrier for moisture migration under interior floor slabs; low to moderately expansive foundation subgrade shall be pre-moistened to reduce the potential and the effects of shrink/ swell cycles beneath the slabs; and slabs shall be thickened and contain additional reinforcement, as specified by the Geotechnical Engineer.



4.3.2 Mineral Resources

Impact Thresholds	Impact Determination in the Certified Final EIR	Does the Proposed Project Involve New Significant Impacts or Substantially More Severe Impacts?	Are There New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis?
Mineral Resources: With respect to mineral resources, based on the City's 2020 General Plan, the City considers a project to result in a significant effect on the environment if it would:				
Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state;	Significant and Unavoidable	No	No	No
Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan;	Less than Significant Impact	No	No	No
Be inconsistent with Section 2763(a) of SMARA which states: <i>Lead agency land use decisions involving areas designated as being of regional significance shall be in accordance with the lead agency's mineral resource management policies and shall also, in balancing mineral values against alternative land uses, consider the importance of these minerals to their market region as a whole and not just their importance to the lead agency's area of jurisdiction.</i>	Less than Significant Impact	No	No	No

Summary of Analysis in the Final EIR and Subsequent Addendums

The Final EIR identified that the Specific Plan area was in an area designated by the State Mining and Geology Board as containing sand and gravel resources of regional significance; specifically, the site was identified as being located within Mineral Resource Zone 2 (MRZ-2). While all available resources on the site had been mined, some aggregate resources remained. Mining of the remaining resources was not considered economically feasible due to the relatively small amount of low-quality aggregate available on the southern portion of the site, which had been designated for urban development since 1986. Development of the portion of the site was, therefore, consistent with the mineral resource policies of the City's 2020 General Plan. Nonetheless, the permanent loss of access to the approximate 2.2 million tons of sand and gravel resources on the southern portion of the site was identified as a significant unavoidable impact of the RiverPark Project. No update to this analysis or conclusions was provided in any subsequent addendums.

Proposed Specific Plan Amendment Analysis

- a) ***Result in the loss of the availability of a known mineral resource that would be of value to the region and the residents of the State?***

Significant and Unavoidable. Planning District E was identified in the Final EIR as part of RiverPark Area A. As discussed in the Final EIR, development of RiverPark Area A, which includes Planning District E, would result in the loss of approximately 2.2 million tons of sand and gravel resources.



The proposed Specific Plan Amendment would remove the “Public Facilities” land use designation from Planning District E and designate the entirety of Planning District E as Commercial; Regional, consistent with the Final EIR. Additionally, the proposed project would update Section 2.5.2.5 of the RiverPark Specific Plan to correctly reflect the maximum permitted buildout in accordance with Addendum No. 15. As such, the proposed Specific Plan Amendment would not substantially change or expand the types and intensity of uses within Planning District E compared to those previously analyzed in the Final EIR. Nevertheless, development of Planning District E in accordance with the proposed Specific Plan Amendment would still result in the permanent loss of mineral resources in RiverPark Area A. As such, similar to what was concluded in the Final EIR, impacts on mineral resources would be significant and unavoidable. No new significant impacts on mineral resources would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated in a local general plan, specific plan, or other land use plan?

Less than Significant Impact. Refer to Impact 4.3.2(a). There are no locally important mineral resource recovery sites identified within the Specific Plan area. No new significant impacts on mineral resources would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

c) Be inconsistent with Section 2763(a) of SMARA?

Less than Significant Impact. Refer to Impact 4.3.2(a). No new significant impacts on mineral resources would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

Applicable Final EIR Mitigation Measures:

The Final EIR did not identify any mitigation measures for mineral resources.



4.4 Biological Resources

Impact Thresholds	Impact Determination in the Certified Final EIR	Does the Proposed Project Involve New Significant Impacts or Substantially More Severe Impacts?	Are There New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis?
Biological Resources: Based on Appendix G of the CEQA Guidelines, the City of Oxnard considers the impact of a project on biological resources to be significant if it would:				
Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;	Less than Significant Impact	No	No	No
Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;	Less than Significant Impact	No	No	No
Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;	Less than Significant Impact	No	No	No
Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;	Less than Significant Impact	No	No	No
Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;	Less than Significant Impact	No	No	No
Conflict with the provisions of an adopted Habitat Conservation Plan, Natural community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	Less than Significant Impact	No	No	No

Summary of Analysis in the Final EIR and Subsequent Addendums

The Specific Plan Area contained limited natural habitat as a result of the long-term disturbance of the site for agricultural and mining activities. The southern portion of the Specific Plan Area supported no native plant communities because vegetation within this area was limited to agricultural crops, landscaping associated with existing development, and nonnative weedy species in disturbed areas. The northern portion of the Specific Plan Area included scattered patches of disturbed open space on the sand and gravel mine site and a small amount of agricultural land. The existing mine pits contained exposed groundwater, providing resting and limited foraging area for several waterfowl and other water associated bird species. No special status plant or wildlife species were identified within the Specific Plan Area during biological surveys. The Santa Clara River, located immediately west of the Specific



Plan Area provides habitat for several special-status fish and wildlife species, including southern steelhead, arroyo chub, and tidewater goby, which have adapted to the seasonal and daily changing conditions of the river.

The RiverPark Specific Plan included proposals to plant native vegetation on the reconstructed slopes of the mine pits and on the western edge of the Specific Plan Area along the Santa Clara River levee. No significant impact to native plant communities was identified and the introduction of additional native vegetation was identified as a beneficial effect of the project.

Potential impacts to native bird species nesting on the site during grading was identified as a potentially significant impact. A potential for significant indirect impacts to the natural habitat in the Santa Clara River from new lighting sources within the Specific Plan Area and the use of invasive nonnative plant species in landscaping were also identified as potentially significant impacts. Measures were included in the Final EIR to mitigate these impacts to a less than significant level.

As proposed and approved, the RiverPark Specific Plan included a water quality treatment system designed to treat runoff from the new land uses proposed within the Specific Plan Area and from off-site agricultural and industrial areas that drain into the Specific Plan Area. This water quality treatment system was designed to trap and remove pollutants and urban sediments to the degree necessary to ensure high water-quality levels. Therefore, potential indirect impacts to biological resources in the Santa Clara River from stormwater runoff from the Specific Plan Area were not significant. Mitigation measures were identified in the Final EIR to mitigate all potentially significant impacts to biological resources to a less than significant level and no significant unavoidable impacts to biological resources were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

Proposed Specific Plan Amendment Analysis

- a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?***

Less than Significant Impact. The proposed changes to the permitted land use within Planning District E would not propose any new development or alter any plans which may introduce any habitat modifications resulting in direct or indirect impacts on species identified as candidate, sensitive, or special-status species. The Final EIR identified no special-status plants during the focused survey efforts. It was determined that the Southern California Evolutionary Significant Unit (ESU) steelhead, arroyo chub, and southwestern pond turtle were known to occur in the portion of the river adjacent to the project site. However, no significant impacts were expected to wildlife. In addition, no impacts were expected to the Least Bell's vireo or Southwestern Willow Flycatcher. Nesting bird surveys would be required according to the MM 4.4-1 before construction is to occur. No new significant impacts on biological resources would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

- b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?***

Less than Significant Impact. The proposed changes to the permitted land use within Planning District E would not propose any new development types or intensities not previously allowed and evaluated in the Final EIR. No direct impacts were identified in the Final EIR to any riparian or other



sensitive natural communities identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service. The Final EIR did identify potential indirect impacts associated with changing upland areas through hardscaping. However, the Riverpark Specific Plan includes a water quality treatment system designed to treat runoff from the new land uses. Therefore, impacts were determined to be less than significant on the discussed habitats. Because the proposed Specific Plan Amendment would not change the extent or type or intensity of land use development, no new significant impacts on biological resources would occur and no increase in the severity of impacts identified in the Final EIR would occur.

- c) ***Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?***

Less than Significant Impact. Refer to Impact 4.4(b) above. No new significant impacts on biological resources would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

- d) ***Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?***

Less than Significant Impact. The Final EIR determined that the project site is not part of a regional habitat linkage. However, due to the proximity to the Santa Clara River, potential indirect impacts associated with increased lighting and noise, and increased human and domestic animal presence were identified as potentially significant impacts.

Nighttime lighting can disturb resting and foraging behavior and can potentially alter breeding cycles and nesting behavior. In order to address these potential impacts, MM 4.4-2 was identified to ensure lighting adjacent to the Santa Clara River was controlled. Planning District E is located in the southeastern corner of the Specific Plan area; the Santa Clara River runs along the western boundary of the Specific Plan area, approximately 0.9 mile west of Planning District E. The proposed updates to the project would not introduce any new type or intensity of development not previously analyzed in the Final EIR and no changes are proposed in proximity of the Santa Clara River. As such, no new significant impacts on biological resources would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

- e) ***Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?***

Less than Significant Impact. The proposed changes to the permitted land use within Planning District E would not propose any new type or intensity of development not previously analyzed in the Final EIR. The Final EIR determined that the project complied with all federal, state, and local policies and ordinances related to the protection of biological resources. Appropriate mitigation measures were introduced to lessen any potential impacts to less than significant. As such, no new significant impacts on biological resources would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

- f) ***Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan?***



Less than Significant Impact. Refer to Impact 4.4(e). No new significant impacts on biological resources would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

Applicable Final EIR Mitigation Measures:

- MM 4.4-1** Prior to issuance of a grading permit for the project site, and within 15 days prior to construction or site preparation activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (February through July), the applicant shall retain the services of a qualified biologist. The biologist must, at a minimum, have a degree in biology or a related field, and five years field experience in identification of flora and fauna in the southern California region, and be recognized as qualified by appropriate regulatory agencies. The biologist shall conduct on-site surveys to determine if active nests of special-status and common bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code, are present within 100 feet of the construction zone. If active nests are found on or immediately adjacent to the site, a minimum 100-foot buffer area (300 feet for raptors) shall be temporarily fenced around the nest site. No construction activities shall be permitted within this nest zone until the young birds have fledged, as determined by the biologist.
- MM 4.4-2** All lighting adjacent to the Santa Clara River and berm, particularly street lamps, shall be downcast luminaries and shall be shielded and oriented in a manner that will prevent spillage or glare (greater than one-half foot candle illumination at ground level) into the remaining natural and open space areas. Final lighting orientation and design shall be approved by the City of Oxnard Community Development Department.



4.5 Water Resources

Impact Thresholds	Impact Determination in the Certified Final EIR	Does the Proposed Project Involve New Significant Impacts or Substantially More Severe Impacts?	Are There New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis?
Water Resources:				
Any discharges to exposed groundwater in the existing mine pits containing concentrations of selected constituents greater than ambient groundwater concentrations or Basin Plan objectives as measured where the discharged water physically leaves the pits is identified as a significant impact.	Significant and Unavoidable	No	No	No
Any discharges to exposed groundwater of water containing pathogen concentrations greater than ambient groundwater concentrations or Basin Plan objectives as measured at the boundary of the Specific Plan Area is identified as a significant impact	Less than Significant Impact	No	No	No
Any discharge to the Santa Clara River exceeding the Basin Plan objectives for sulfate, chloride, total dissolved solids, boron, nitrate, ammonia, fecal coliform, and oil and grease is identified as a significant impact.	Significant and Unavoidable	No	No	No
Any discharge to the Santa Clara River exceeding the California Toxics Rule Criteria Maximum Concentrations (CMCs) for freshwater aquatic life for arsenic, cadmium, chromium III, chromium VI, copper, lead, nickel, selenium, silver, and zinc is identified as a significant impact.	Less than Significant Impact	No	No	No
Any discharge to the Santa Clara River exceeding the California Toxics Rule Criteria Maximum Concentrations (CMCs) for human health for mercury is identified as a significant impact.	Less than Significant Impact	No	No	No
Any discharge to the Santa Clara River exceeding ambient concentrations ⁴⁶ of iron, manganese, MTBE, total coliform, fecal coliform, fecal streptococci, giardia and cryptosporidium is identified as a significant impact.	Less than Significant Impact	No	No	No
Any discharge of groundwater dewatered during construction exceeding the numerical standards for specific water constituents as contained in General NPDES Permit and Waste Discharge Requirements (Order No. 97-045) issued by the LARWQCB is identified as a significant impact.	Significant and Unavoidable	No	No	No

Summary of Analysis in the Final EIR and Subsequent Addendums

An extensive analysis was conducted in the Final EIR on potential impacts to groundwater and surface water quality, and on groundwater quantity. This analysis determined that the RiverPark Project would result in a beneficial impact on groundwater quantity. Existing conditions documented in the Final EIR



resulted in a net loss of 573 acre-feet (af) of groundwater per year due to evaporation from the exposed groundwater in the existing mine pits and the use of groundwater pumped from on-site wells. The RiverPark Project was projected to result in a net gain to the groundwater system of approximately 8,000 acre-feet per year (afy) due to the elimination of groundwater use on site for the existing agricultural and mine uses and from the planned incorporation of the reclaimed mine pits into the United Water Conservation District (UWCD) groundwater recharge program.

Construction of the Project required dewatering around the existing mine pits. Potential impacts to groundwater quantity and quality were identified depending on the volume of groundwater pumped and the discharge location. Measures were identified to mitigate these potential impacts to a less than significant level.

Changes to the amount, quality, and direction of stormwater drainage flows in the Specific Plan Area were assessed in the Final EIR. Stormwater flows generated within the RiverPark Specific Plan Area and those generated from off-site areas that drain onto the Specific Plan Area were proposed to be collected and treated by a system including water quality detention basins and additional features, including dry swales and mechanical treatment elements such as centrifugal separators. After treatment, stormwater was proposed to be discharged to the Santa Clara River through existing drain outlets, or to the mine pits, depending on existing drainage patterns and the magnitude of the storm event.

Changes in minerals, nutrients, metals, pesticides, hydrocarbon, and microbial contaminants in runoff discharged to the Santa Clara River and the mine pits were analyzed. Conservative thresholds of significance were selected for determining impacts. This analysis determined that the planned use of the reclaimed mine pits by UWCD for diverted surface water flows from the Santa Clara River would not have a significant impact on groundwater quality.

The analysis determined that the concentration of pollutant constituents in the Specific Plan Area would be reduced from existing conditions or would not be greater than the maximum ambient concentrations for these constituents in the Santa Clara River. The proposed water quality detention basins were designed to collect and treat all runoff from storms up to a 10-year storm event prior to discharge to the mine pits, with runoff from larger events being allowed to discharge directly into the pits. This design was intended to ensure treatment of “first flush” storm runoff that contains the highest concentrations of pollutants. Because runoff from storms with a frequency less than a 10-year event would not enter the pits, overall mass loading of pollutant constituents would be reduced.

Reduction of the concentrations of all pollutant constituents to levels below the conservative numeric thresholds of significance used in the water quality analysis was determined to be infeasible because of the significant capital, operational and standby costs associated with the treatment systems examined as potential mitigation measures and because of the potential low reliability of these treatment systems that would only operate infrequently during large storm events. The Final EIR concluded that although the RiverPark Project would maintain or improve existing water quality, all potential impacts could not be reduced to a less than significant level even with implemented mitigation measures; for this reason, some significant unavoidable impacts to water quality were identified. No update to this analysis or conclusions was provided in any subsequent addendums.

Proposed Specific Plan Amendment Analysis

- a) Any discharges to exposed groundwater in the existing mine pits containing concentrations of selected constituents greater than ambient groundwater concentrations or Basin Plan objectives as measured where the discharged water physically leaves the pits is identified as a significant impact?**



Significant and Unavoidable Impact. As analyzed in the Final EIR, the mine pits would be reconfigured. The existing slopes of the pits were to be stabilized and the existing peninsula of fill material in the Vickers Pit and the land bridge separating the Vickers and Brigham Pits. The reclaimed mine pits were reclaimed to be used by UWCD for the storage of surface water. The concentrations of fecal coliform in surface water discharge and the concentrations of iron, manganese, and nickel in runoff that will be discharged to the mine pits will be higher than the significance thresholds for these constituents and are identified as significant impacts in the Final EIR. The proposed changes to the permitted land use designation within Planning District E would not facilitate the development of any new type or intensity of development not previously analyzed in the Final EIR or alter any plans which may introduce any new pollutants to the local water supplies. As such, no new significant impacts on water resources would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

- b) **Any discharges to exposed groundwater of water containing pathogen concentrations greater than ambient groundwater concentrations or Basin Plan objectives as measured at the boundary of the Specific Plan Area is identified as a significant impact?**

Less than Significant Impact. The Final EIR determined that levels of pollutants associated with discharges of water containing pathogen concentrations to exposed groundwater as determined by Basin Plan objectives within the boundary of the Specific Plan Area to be less than significant. The proposed changes to the permitted land use designation within Planning District E would not facilitate the development of any new type or intensity of development not previously analyzed in the Final EIR or alter any plans which may introduce any new pollutants to the local water supplies. As such, no new significant impacts on water resources would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

- c) **Any discharge to the Santa Clara River exceeding the Basin Plan objectives for sulfate, chloride, total dissolved solids, boron, nitrate, ammonia, fecal coliform, and oil and grease is identified as a significant impact?**

Significant and Unavoidable. Discharges to the Santa Clara River are anticipated to have a fecal coliform concentration of 2,027 MPN/ 100 mL based on analogous runoff data. The threshold of significance used in the Final EIR analysis is 200 MPN/ 100 mL based on Basin Plan standards. The fecal coliform threshold is based on a Basin Plan Objective that is lower than what has been observed historically in the Ventura River during rainfall events that would be expected to generate runoff. The anticipated runoff concentration is substantially less than the maximum observed ambient river concentration of 5,000 MPN/100 mL. However, because anticipated fecal coliform concentrations in runoff are expected to exceed Basin Plan standards, impacts were determined to be significant and unavoidable. Planning District E is located approximately 0.9 mile east of the Santa Clara River and the proposed Specific Plan Amendment would not change the type or intensity of land use allowed within the district compared to that analyzed in the Final EIR. Therefore, no new significant impacts on water resources would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

- d) **Any discharge to the Santa Clara River exceeding the California Toxics Rule Criteria Maximum Concentrations (CMCs) for freshwater aquatic life for arsenic, cadmium, chromium III, chromium VI, copper, lead, nickel, selenium, silver, and zinc is identified as a significant impact?**



Less than Significant Impact. According to the Final EIR, iron concentration in discharges to the Water Storage/Recharge basins exceeds ambient groundwater concentration but is lower than the SMCL and the existing discharge concentration. Manganese concentration in discharges to the Water Storage/Recharge basins also exceeds ambient groundwater concentration but is lower than the existing discharge concentration and matches the SMCL. Nickel concentration in discharges to the Water Storage /Recharge basin exceeds the ambient groundwater concentration but is lower than the MCL. Although concentrations for these constituents could potentially degrade groundwater quality, the frequency of these occurrences is expected to be very rare. Based on the historical rainfall data from 1979 to 1999 and the proposed stormwater treatment system, no runoff would have reached the Water Storage/Recharge basins and thus no threshold exceedances would have been observed. In this respect, the implemented stormwater treatment system would, under all but the most extreme rainfall events, reduce mass loading of these contaminants to groundwater. These impacts were found almost entirely to be related to Water Storage/Recharge basins, and not to the Santa Clara River. As a result, impacts to the Santa Clara River for arsenic, cadmium, chromium III, chromium, VI, copper, lead, nickel, selenium, silver, and zinc were determined to be less than significant. Planning District E is located approximately 0.9 mile east of the Santa Clara River and the proposed Specific Plan Amendment would not change the type or intensity of land use allowed within the district compared to that analyzed in the Final EIR. Therefore, no new significant impacts on water resources would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

- e) **Any discharge to the Santa Clara River exceeding the California Toxics Rule Criteria Maximum Concentrations (CMCs) for human health for mercury is identified as a significant impact?**

Less than Significant Impact. Refer to Impact 4.5 (d). Impacts related to mercury for human health were determined to be less than significant. Planning District E is located approximately 0.9 mile east of the Santa Clara River and the proposed Specific Plan Amendment would not change the type or intensity of land use allowed within the district compared to that analyzed in the Final EIR. Therefore, no new significant impacts on water resources would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

- f) **Any discharge to the Santa Clara River exceeding ambient concentrations of iron, manganese, MTBE, total coliform, fecal coliform, fecal streptococci, giardia and cryptosporidium is identified as a significant impact?**

Less than Significant Impact. Refer to Impact 4.5 (d). Impacts related to mercury for human health were determined to be less than significant. Planning District E is located approximately 0.9 mile east of the Santa Clara River and the proposed Specific Plan Amendment would not change the type or intensity of land use allowed within the district compared to that analyzed in the Final EIR. Therefore, no new significant impacts on water resources would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

- g) **Any discharge of groundwater dewatered during construction exceeding the numerical standards for specific water constituents as contained in General NPDES Permit and Waste Discharge Requirements (Order No. 97-045) issued by the LARWQCB is identified as a significant impact?**



Significant and Unavoidable Impact. From a water quality perspective, the groundwater extracted during the dewatering operation will reflect the ambient quality of the groundwater. Observed TDS concentrations have been as high as 1,710 mg/L in comparison to the threshold limit of 1,200 mg/L. Observed sulfate concentrations have been as high as 740 mg/L in comparison to the threshold limits of 600 mg/L. These exceedances are based on maximum observed values; average values for these constituents are below the standards and are not anticipated to be a significant impact, particularly if the water is recharged to the groundwater basin. Although no data exists for several constituents, including BOD₅,₂₀, oil and grease, settleable solids, and sulfides, these are constituents typically associated with wastewater and not groundwater. These constituents are not included among the drinking water MCL or SMCL standards and are therefore expected to be lower than the NPDES permit concentration.

Because nitrate concentrations vary both with location and hydrologic conditions, there is a potential for the dewatering operations to temporarily alter groundwater flow patterns and result in higher nitrate levels at UWCD's El Rio Spreading Ground wells. This potential impact could be mitigated, if feasible, by discharging the dewatered groundwater to the El Rio Spreading Ground recharge basins. This would develop a mound that should attenuate the impacts of the dewatering operations. This impact was considered significant. The proposed Specific Plan Amendment would not change the type or intensity of land use allowed within the district compared to that analyzed in the Final EIR and would not change dewatering operations within the Specific Plan area. Therefore, no new significant impacts on water resources would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

Applicable Final EIR Mitigation Measures:

- MM 4.5-1** Groundwater extracted as a result of dewatering during construction shall be discharged to the UWCD El Rio Spreading Ground recharge basins, if feasible, to mitigate potential impacts on groundwater quantity and quality.



4.6 Agricultural Resources

Impact Thresholds	Impact Determination in the Certified Final EIR	Does the Proposed Project Involve New Significant Impacts or Substantially More Severe Impacts?	Are There New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis?
Agricultural Resources: Based on Appendix G of the CEQA Guidelines, the City of Oxnard considers impacts on agricultural land to be significant if:				
A project converts prime farmland, farmland of statewide importance, and/or unique farmland, as shown on the State Important Farmlands maps, to non-agricultural use;	Significant and Unavoidable	No	No	No
Conflicts with a Williamson Act contract; or	Less than Significant Impact	No	No	No
Involves other changes in the existing environment which could result in the conversion of prime farmland, farmland of statewide importance, and/or unique farmland to non-agricultural uses.	Significant and Unavoidable	No	No	No

Summary of Analysis in the Final EIR and Subsequent Addendums

Approximately 155 acres of the southern portion of the RiverPark Specific Plan area was in active agricultural use and a small portion of land along Vineyard Avenue in the northern portion of the Specific Plan Area was also in agricultural use at the time the RiverPark Project was proposed. In total, 209 acres of the 702- acre RiverPark Specific Plan area were in agricultural use. The 155 acres of agricultural land in the southern portion of the RiverPark Specific Plan area was identified as Prime Farmland on the Important Farmlands Map for Ventura County prepared by the State Department of Conservation. This portion of the RiverPark Specific Plan area had been designated for urban uses since 1986 in the City's General Plan and the RiverPark Project was determined to be consistent with the policies of the 2020 General Plan addressing preservation of agricultural land. Since approval and implementation of the RiverPark Project would result in the conversion of this agricultural land to urban use, this loss of agricultural land within the RiverPark Specific Plan area was identified as a significant unavoidable impact of the Original Project. No mitigation measures were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

Proposed Specific Plan Amendment Analysis

The project proposes a Specific Plan Amendment to remove the "Public Facilities" land use designation from Planning District E and update Section 2.5.2.5 of the RiverPark Specific Plan to correctly reflect the maximum permitted commercial buildout of 110,000 square feet. The Final EIR previously analyzed environmental impacts associated with a maximum permitted buildout of 130,000 square feet of commercial uses in Planning District E.

- a) A project converts prime farmland, farmland of statewide importance, and/or unique farmland, as shown on the State Important Farmlands maps, to non-agricultural use?***



Less than Significant Impact. The proposed changes to the permitted land use within Planning District E would not affect Planning Districts A or B, which were identified in the Final EIR as containing farmland. It should be noted that, since preparation of the Final EIR, Planning Districts A and B have been developed and are no longer classified as farmland. Planning Districts A and B are currently identified as “Urban and Built-Up Land” on the California Department of Conservation’s (CDC) California Important Farmland Finder interactive map.² No new significant impacts to agricultural resources would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

b) Conflicts with a Williamson Act contract?

Less than Significant Impact. According to the CDC’s Williamson Act Enrollment Finder interactive map, no farmland within the RiverPark Specific Plan area is enrolled under the Williamson Act, and the nearest enrolled farmland is located adjacent to the northeastern boundary of the Specific Plan area.³ The proposed project would not result in direct or indirect impacts to adjacent agricultural lands. No new significant impacts to agricultural resources would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

c) Involves other changes in the existing environment which could result in the conversion of prime farmland, farmland of statewide importance, and/or unique farmland to non-agricultural uses?

Less than Significant Impact. As discussed above, the proposed project would not result in the conversion of any identified prime farmland, farmland of statewide importance, and/or unique farmland to non-agricultural uses. The proposed project would remove the “Public Facilities” land use designation from Planning District E. Furthermore, the proposed project would update the RiverPark Specific Plan to correctly reflect the maximum permitted buildout of 110,000 square feet of commercial uses in Planning District E. The proposed project would not result in new types or intensities of land uses that could have an adverse effect on proximate agricultural uses compared to that analyzed in the Final EIR. No new significant impacts to agricultural resources would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

Applicable Final EIR Mitigation Measures:

The Final EIR did not identify any mitigation measures for agricultural resources.

² California Department of Conservation, *California Important Farmland Finder*, <https://maps.conservation.ca.gov/dlrp/ciff/>, accessed May 8, 2026.

³ California Department of Conservation, *Williamson Act Enrollment Finder*, <https://maps.conservation.ca.gov/dlrp/WilliamsonAct/>, accessed May 8, 2026.



4.7 Transportation and Circulation

Impact Thresholds	Impact Determination in the Certified Final EIR	Does the Proposed Project Involve New Significant Impacts or Substantially More Severe Impacts?	Are There New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis?
Transportation and Circulation: The City of Oxnard considers the traffic impact of a project on intersections in the City of Oxnard or the County of Ventura to be significant if:				
The project adds 75 or more trips per hour that result in a level of service of D, E or F.	Less than Significant Impact with Mitigation Incorporated	No	No	No

Summary of Analysis in the Final EIR and Subsequent Addendums

Potential traffic impacts of the RiverPark Project were assessed in accordance with the City Traffic Impact Study Standards as well as with procedures specified by the Ventura County Transportation Commission (VCTC) and SCAG in the Ventura County Congestion Management Plan (CMP). The analysis incorporated a detailed evaluation of traffic conditions at 33 intersections, including 25 intersections in Oxnard and immediately surrounding areas and 8 intersections in the City of Ventura. Five segments of the State highway network were also evaluated.

It was estimated that the uses allowed by the RiverPark Specific Plan would generate approximately 94,500 daily trips, of which 9,860 would occur in the evening peak traffic period. Of the total daily trips, 78,840 would leave the Specific Plan Area. The remainder of the daily trips would be internal trips between the residential, commercial, and school uses within the Specific Plan Area. The traffic analysis determined that these additional trips would significantly impact 8 of the 33 intersections studied. Roadway improvements were identified to mitigate all these impacts to a less than significant level.

Traffic conditions on the Ventura Freeway were also forecast for future year 2020. All freeway segments analyzed were projected to operate at level of service (LOS) D and better with the exception of the Ventura Freeway south of Central Avenue, where traffic conditions were projected at LOS F in the northbound direction during the morning peak hour and in the southbound direction during the evening peak hour with all projected cumulative growth. Traffic from the RiverPark Specific Plan area would contribute to this cumulative impact. As this level of service exceeds the minimum acceptable Level of Service C standard set by the Ventura County CMP, this cumulative impact was identified as significant. Improvements necessary to achieve an acceptable level of service on the Ventura Freeway will be identified and addressed through the Ventura County CMP program. Mitigation measures were identified in the Final EIR to mitigate all potentially significant impacts to transportation and circulation to a less than significant level and no significant unavoidable impacts to transportation and circulation were identified in the Final EIR.

Addendum 4 evaluated the potential effects associated with importing additional soil during the original mass grading of the site. This Addendum identified an additional measure to mitigate the potential for traffic impacts from truck trips hauling soil to the site. This measure restricted hauling between the hours of 9 AM and 4 PM to avoid the morning and evening peak hour travel periods.



Addendum 12 updated the traffic analysis to evaluate a proposed specific plan amendment to increase the number of residential units allowed to 3,145 units and decrease the amount of commercial development allowed to 2.078 million square feet. This analysis, which used the City's updated 2030 traffic model, determined the proposed amendment would reduce traffic impacts when compared to the Original Specific Plan. The certified Final EIR identified significant impacts at 7 intersections and the updated analysis identified significant impacts at only 4 of these 7 intersections. The City Council considered the results of this analysis and approved an amendment to the Specific Plan increasing the number of residential units allowed from 2,805 to 3,043 residential units and decreasing the amount of commercial development from 2.485 to 2.098 million square feet.

Addendum 15 further updated the traffic analysis to evaluate a proposed specific plan amendment to increase the number of residential units to 4,068 units and decrease the commercial development to approximately 1,536,000 square feet. According to Addendum 15, the proposed increase in residential uses and decrease in commercial uses would reduce the overall daily trips generated by the RiverPark Specific Plan area. As impacts were reduced in comparison to the Original Project as evaluated in the certified Final EIR, no additional mitigation measures were identified in Addendum No. 15. This reflects the amount of residential and commercial development currently allowed by the adopted Specific Plan.

Proposed Specific Plan Amendment Analysis

a) *The project adds 75 or more trips per hour that result in a level of service of D, E or F?*

Less Than Significant Impact with Mitigation Measure Incorporated. The proposed project would not result in daily trip generation beyond what was originally analyzed in the RiverPark Final EIR. The Final EIR evaluated buildout of Planning District E at 130,000 square feet of commercial use; the proposed project would allow up to 110,000 square feet of commercial development. Since the proposed project would not exceed the land use assumptions and development intensity analyzed in the Final EIR, the trip generation associated with full buildout of Planning District E remains within the envelope of traffic impacts previously studied in the Final EIR. The proposed project would be required to implement Final EIR Mitigation Measure 4.7-1, which requires payment of traffic impact fees. Upon payment of fees, impacts associated with the development of Planning District E would be reduced to less than significant. No new significant impacts on transportation would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

Applicable Final EIR Mitigation Measures:

MM 4.7-1 City/County Transportation Fees -- All applicable City of Oxnard and County of Ventura traffic impacts fees shall be paid prior to the issuance of building permits for individual building projects within the Specific Plan Area. These fees will be used, in part, to fund the construction of the specific improvements identified in measures 4.7-2 to 4.7-12 by the City of Oxnard and County of Ventura when warranted by traffic conditions. Any of the improvements in measures 4.7-2 to 4.7-12 implemented by the project will be subject to reimbursement / credit as applicable. Based on the estimate of the number of trips that will be generated by the project, the estimated total amount of fees to be paid is:

	City of Oxnard	County of Ventura
Daily Trip Ends	94,174	94,174



Percent Roads	Using	Jurisdiction	100%	10%
Fee/Trip			\$173.90	\$139.00
Total Fee			\$16,376,858	\$1,309,019



4.8 Air Quality

Impact Thresholds	Impact Determination in the Certified Final EIR	Does the Proposed Project Involve New Significant Impacts or Substantially More Severe Impacts?	Are There New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis?
Air Quality: The proposed project would have a significant project level air quality impact if it would:				
Generate daily operational emissions of greater than 25 pounds per day (ppd) ROC or NO _x ;	Less than Significant Impact with Mitigation Measure Incorporated	No	No	No
Cause an ambient air quality standard (State or Federal) to be exceeded, or make a substantial contribution to an already exceeded air quality standard. In this context, "substantial" is defined as making the ambient pollutant level measurably worse;	Less than Significant Impact with Mitigation Measure Incorporated	No	No	No
Create a human health hazard by subjecting sensitive receptors to harmful toxic air emissions; or,	Less than Significant Impact with Mitigation Measure Incorporated	No	No	No
Subject persons to objectionable odors.	Less than Significant Impact	No	No	No

Summary of Analysis in the Final EIR and Subsequent Addendums

The analysis for potential air quality impacts resulting from the RiverPark Project was completed in accordance with the Ventura County Air Pollution Control District (APCD) *Air Quality Assessment Guidelines* (APCD Guidelines). The APCD has established criteria for determining significant air quality impacts from a project. The APCD does not consider normal construction-related impacts to be significant. Standard mitigation measures will be applied to the Project to minimize any adverse effect from construction to the maximum extent possible.

Emissions would be generated by both stationary and mobile sources on a regular, day-to-day basis from the proposed residential and commercial uses. Based on the threshold of significance recommended by the APCD, a project is considered to have a significant impact on air quality if it would generate more than 25 pounds per day of either reactive organic compounds (ROCs) or oxides of nitrogen (NO_x). Emission modeling completed for the RiverPark Project in the Final EIR, showed emissions of NO_x and ROCs would exceed the thresholds for both pollutants. Accordingly, these impacts were identified as significant in the Final EIR. Certain design features, consistent with the APCD Guidelines, were incorporated into the RiverPark Specific Plan, including:

- 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, 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.

The incorporation of other standard mitigation measures recommended by the APCD were identified in the Final EIR to reduce daily emissions of pollutants to the maximum extent feasible. However, even with the incorporation of all feasible mitigation measures into the project, daily emissions generated would still exceed the 25 pounds per day significance threshold. In accordance with the APCD mitigation guidelines, contribution of funds to an off-site Transportation Demand Management (TDM) fund administered by the City was required to mitigate the remaining impacts. Contribution of funds is required for each individual building project within the Specific Plan Area to fund trip reduction measures to mitigate these impacts to a less than significant level.

Modeling was also completed to determine if traffic generated by the project would result in significant increases in carbon monoxide levels, referred to as carbon monoxide hotspots, at any intersections that would be impacted by the project. No significant carbon monoxide hotspot impacts were identified in the Final EIR. In addition, no significant health impacts or odor impacts were identified for residents of the proposed project due to air emissions generated by facilities and land uses in the vicinity of the project site. Mitigation measures were identified in the Final EIR to mitigate all potentially significant impacts to air quality to a less than significant level and no significant unavoidable impacts to air quality were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

Proposed Specific Plan Amendment Analysis

a) Generate daily operational emissions of greater than 25 pounds per day (ppd) ROC or NO_x?

Less Than Significant Impact with Mitigation Measure Incorporated. The Final EIR determined that emissions from mobile and stationary sources associated with buildout of the RiverPark Specific Plan would result in an exceedance of the operational emission thresholds of 25 ppd for ROC and NO_x.

The project proposes a Specific Plan Amendment to remove the "Public Facilities" land use designation from Planning District E and update Section 2.5.2.5 of the RiverPark Specific Plan to correctly reflect the maximum permitted buildout in accordance with Addendum No. 15. The Final EIR previously analyzed environmental impacts associated with a maximum permitted buildout of 130,000 square feet of commercial uses in Planning District E. The proposed amendment does not increase the overall buildout of Planning District E beyond what was originally studied, nor does it introduce any new land uses or operational characteristics that would generate emissions above those previously evaluated. Since the maximum commercial buildout of Planning District E under the proposed amendment would not exceed the buildout assumptions used in the Final EIR air quality analysis, operational emissions associated with future development of Planning District E would be the same or less than what was previously analyzed in the Final EIR. No new significant



impacts would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

- b) Cause an ambient air quality standard (State or Federal) to be exceeded, or make a substantial contribution to an already exceeded air quality standard. In this context, "substantial" is defined as making the ambient pollutant level measurably worse?**

Less Than Significant Impact with Mitigation Measure Incorporated. The proposed Specific Plan Amendment would remove the "Public Facilities" land use designation from Planning District E and update Section 2.5.2.5 of the RiverPark Specific Plan to reflect the maximum permitted commercial buildout of 110,000 square feet. The amendment does not increase the maximum permitted commercial buildout beyond what was analyzed in the Final EIR, which evaluated impacts associated with up to 130,000 square feet of commercial uses. As such, the proposed amendment would not result in any increase in vehicle trips, construction activity, or operational emissions beyond the level previously analyzed. Since the maximum commercial buildout of Planning District E under the proposed amendment does not change the type or mix of allowable land uses and would not exceed the buildout assumptions used in the Final EIR air quality analysis, operational and construction emissions associated with future development of Planning District E would be the same or less than what was previously analyzed in the Final EIR. Therefore, the proposed project would not create a substantial contribution to the existing ambient air quality standards beyond what was previously analyzed. No new significant impacts would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

- c) Create a human health hazard by subjecting sensitive receptors to harmful toxic air emissions?**

Less than Significant Impact.

Diesel Exhaust

The Final EIR determined that the Ventura County APCD has classified diesel exhaust as a toxic air contaminant (TACs). However, during the preparation of the Final EIR, the Ventura County APCD had not established methodologies and/or models to assess the impact of mobile diesel exhaust sources. Nevertheless, the Final EIR determined that diesel exhaust emissions from construction would not result in any significant impacts.

Diesel particulate emissions associated with heavy equipment operations would be generated during construction of the commercial uses in Planning District E. According to the Office of Environmental Health Hazard Assessment (OEHHA) and the SCAQMD *Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*, health effects from TACs, including diesel exhaust, are described in terms of individual cancer risk based on a lifetime (i.e., 30-year) resident exposure duration. Given the temporary and short-term nature of construction activities, and the overall reduction (from 130,000 square feet to 110,000 square feet) of allowable commercial development within Planning District E, future development would not result in a long-term (i.e., lifetime or 30-year) exposure to harmful toxic air emissions beyond that evaluated in the Final EIR. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) would not exceed any local or regional thresholds.

Future development in Planning District E would comply with the CARB Air Toxics Control Measure that limits diesel powered equipment and vehicle idling to no more than 5 minutes at a location, and the CARB In-Use Off-Road Diesel Vehicle Regulation; compliance with these requirements would



minimize emissions of TACs during construction. As such, no new significant impacts would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

Carbon Monoxide

The Final EIR analyzed carbon monoxide (CO) concentrations at nearby intersections due to the implementation of the RiverPark Specific Plan. The Final EIR determined that the future CO levels at study intersections are expected to be similar to current levels even with the inclusion of vehicle traffic from the full buildout of the RiverPark Specific Plan and other nearby projects. As such, future concentrations at all of the study intersections was determined to be well below Federal and State standards.

As discussed, the proposed Specific Plan Amendment would remove the "Public Facilities" land use designation from Planning District E and update Section 2.5.2.5 of the RiverPark Specific Plan to reflect the maximum permitted commercial buildout of 110,000 square feet. The Final EIR evaluated a buildout of 130,000 square feet of commercial uses in Planning District E. After subsequent addendums, Planning District E now has a maximum permitted buildout of 110,000 square feet of commercial uses. As such, the proposed project would result in a reduction in overall trips and thus, would result in lower CO concentrations than what was analyzed in the Final EIR. As such, no new significant impacts would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

d) *Subject persons to objectionable odors?*

Less than Significant Impact.

Construction

Construction of commercial uses may emit odors during the application of materials such as asphalt. However, odors associated with construction are short-term in nature and would cease upon construction completion. However, the proposed project would not exceed the buildout assumptions used in the Final EIR air quality analysis and does not propose new or different types of land uses that could generate odors not previously considered. Thus, the proposed Specific Plan Amendment would not emit odors that exceed what was previously analyzed in the Final EIR. No new significant impacts would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

Operation

The proposed Specific Plan Amendment would remove the "Public Facilities" land use designation from Planning District E and update Section 2.5.2.5 of the RiverPark Specific Plan to reflect the maximum permitted commercial buildout of 110,000 square feet. The proposed project would not increase the maximum permitted commercial buildout beyond what was analyzed in the Final EIR. Commercial land uses permitted within Planning District E are not associated with sources of objectionable odors. The Final EIR did not identify any significant odor impacts associated with the previously analyzed commercial buildout, and the proposed amendment would not introduce any new land uses or activities that would generate objectionable odors. No new significant impacts would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

**Applicable Final EIR Mitigation Measures:****Construction Mitigation Measures**

- MM 4.8-1** The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust.
- MM 4.8-2** Pre-grading /excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water (preferably reclaimed, if available) should penetrate sufficiently to minimize fugitive dust during grading activities.
- MM 4.8-3** Fugitive dust produced during grading, excavation, and construction activities shall be controlled by the following activities:
- All trucks shall be required to cover their loads as required by California Vehicle Code § 23114
 - All graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible
- MM 4.8-4** Inactive graded and/or excavated areas shall be monitored at least weekly for dust stabilization. Soil stabilization methods, such as water and roll-compaction, and environmentally-safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be seeded and watered until grass growth is evident, or periodically treated with environmentally-safe dust suppressants, to prevent excessive fugitive dust.
- MM 4.8-5** Signs shall be posted on-site limiting traffic to 15 miles per hour or less.
- MM 4.8-6** During periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties), all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by on-site activities and operations from being a nuisance or hazard, either off-site or on-site. The site superintendent/supervisor shall use his /her discretion in conjunction with the APCD in determining when winds are excessive.
- MM 4.8-7** Adjacent streets and roads shall be swept at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads
- MM 4.8-8** Personnel involved in grading operations, including contractors and subcontractors, should be advised to wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations.

Valley Fever Mitigation Measures

- MM 4.8-9** Hire crews from local populations where possible, since it is more likely that they have been previously exposed to the fungus and are therefore immune



- MM 4.8-10** Require crews to use respirators during project clearing, grading, and excavation operations in accordance with California Division of Occupational Safety and Health regulations.
- MM 4.8-11** Require that the cabs of grading and construction equipment be air-conditioned.
- MM 4.8-12** Require work crews to work upwind from excavation sites.
- MM 4.8-13** Pave construction roads.
- MM 4.8-14** Where acceptable to the fire department, control weed growth by mowing instead of disking, thereby leaving the ground undisturbed and with a mulch covering.
- MM 4.8-15** During rough grading and site development, the primary access roads into the Specific Plan Area from adjoining paved roadways should be treated with environmentally-safe dust control agents.

ROC and NOx Mitigation Measures

- MM 4.8-16** Minimize equipment idling time.
- MM 4.8-17** Maintain equipment engines in good condition and in proper tune as per manufactures' specifications.
- MM 4.8-18** Lengthen the construction period during smog season (May through October), to minimize the number of vehicles and equipment operating at the same time.
- MM 4.8-19** Use alternatively fueled construction equipment, such as compressed natural gas (CNG), Liquefied natural gas (LNG), or electric, if feasible.

Operation Phase Mitigation Measures

- MM 4.8-21** Incorporate employee locker /shower /changing facilities into all non-residential buildings in the commercial portions of the Specific Plan area.
- MM 4.8-22** Plant and maintain shade trees and shrubs to reduce heat build-up on structures.
- MM 4.8-24** A TDM Fee Program shall be developed for the project and approved by the City of Oxnard prior to the issuance of the first building permit for any individual development project within the Specific Plan Area. This program shall define a methodology for determining the pro-rata share of the total TDM fee to be paid by each individual building project. The total amount of the TDM fee to be paid shall be based on project emissions calculated prior to approval of the first development project under the Specific Plan



4.9 Noise

Impact Thresholds	Impact Determination in the Certified Final EIR	Does the Proposed Project Involve New Significant Impacts or Substantially More Severe Impacts?	Are There New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis?
Noise: The City of Oxnard considers a project to have a significant noise impact based on the following:				
An increase of 5 dB(A) or greater in noise levels that occurs from project-related activities would be considered noticeable, but not significant, if the resulting noise level would be within the acceptable range as identified in the General Plan. However, an increase of 3 dB(A) or greater in noise levels that occur from project-related activities would be significant if the resulting noise level would be greater than the acceptable range as identified in the General Plan.	Less than Significant Impact with Mitigation Incorporated	No	No	No
Noise associated with the operation of any facility within the Specific Plan Area is considered significant if it would create, maintain, cause or allow the sound level, when measured on any other property, to exceed the allowable exterior sound level for a cumulative period of more than thirty (30) minutes in any hour.	Less than Significant Impact with Mitigation Incorporated	No	No	No
Construction noise is considered significant when it exceeds the significance levels. Additionally, the City has adopted a Noise Ordinance which regulate the permitted hours of construction. As stated in §19-60.9, construction activity is permitted between the hours of 7 AM and 6 PM Monday through Saturday. As shown, mobile construction noise sources that would exceed 75 dB(A) L_{eq} at single family residences during permitted construction hours would result in a significant impact, while stationary noise sources exceeding 60 dB(A) L_{eq} at single family residences would result in a significant impact.	Less than Significant Impact with Mitigation Incorporated	No	No	No

Summary of Analysis in the Final EIR and Subsequent Addendums

Analysis of potential noise impacts resulting from construction activities, roadway noise, and stationary sources to both on- and off-site land uses was presented in the EIR. Temporary noise increases from equipment used during site development and individual building projects would result in significant impacts to both on- and off-site residential uses. However, with the inclusion of the recommended mitigation measures, these potential impacts would be reduced to less than significant. Future roadway noise levels were modeled based on the projected traffic volumes in the project traffic study. The increase in roadway noise along roadways, both on and off site, generated by project traffic was determined not to be significant. Mitigation measures were identified in the Final EIR to mitigate all potentially significant noise impacts to a less than significant level and no significant unavoidable noise impacts were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.



Proposed Specific Plan Amendment Analysis

- a) *An increase of 5 dB(A) or greater in noise levels that occurs from project-related activities would be considered noticeable, but not significant, if the resulting noise level would be within the acceptable range as identified in the General Plan? However, an increase of 3 dB(A) or greater in noise levels that occur from project-related activities would be significant if the resulting noise level would be greater than the acceptable range as identified in the General Plan.*

Less Than Significant Impact with Mitigation Measure Incorporated.

Construction

The project proposes a Specific Plan Amendment to remove the "Public Facilities" land use designation from Planning District E and update Section 2.5.2.5 of the RiverPark Specific Plan to correctly reflect the maximum permitted commercial buildout of 110,000 square feet. The proposed amendment does not introduce new land uses, nor does it increase the overall development intensity beyond what was originally analyzed in the Final EIR. Since the proposed project would not exceed the maximum buildout originally contemplated in the Final EIR and does not propose any new land use types, the level of construction activities equipment, and associated noise sources anticipated under the proposed project would be consistent with, or generally reduced compared to, those evaluated in the Final EIR.

No new sources of construction noise beyond those previously analyzed would be introduced, and no changes in the surrounding land use environment have occurred that would alter the significance determination in the Final EIR. Future development in accordance with the proposed Specific Plan Amendment in Planning District E would be subjected to applicable mitigation measures identified in the Final EIR. No new significant impacts on construction noise would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

Operation

As discussed, the Final EIR concluded that off-site ambient noise levels would increase along roadways in and around RiverPark Specific Plan area because of project-generated traffic. The project proposes a Specific Plan Amendment to remove the "Public Facilities" land use designation from Planning District E and update Section 2.5.2.5 of the RiverPark Specific Plan to correctly reflect the maximum permitted commercial buildout of 110,000 square feet. Since the proposed project does not exceed the development intensity originally contemplated in the Final EIR, traffic volumes generated by the proposed project would be the same or less than what was previously evaluated. As a result, roadway noise levels associated with the proposed project would not exceed those analyzed in the Final EIR, and no new significant impacts to off-site sensitive receptors would occur.

The City of Oxnard Sound Regulation Ordinance (Chapter 7, Article XI, *Sound Regulation* of the City's Municipal Code) prohibits excessive sound due to its detrimental effect on public health. While the Ordinance does not regulate traffic noise along public streets, it applies to other noise sources, including stationary sources from commercial uses (i.e., Heating, Ventilation, and Air Conditioning [HVAC], loading docks, mechanical equipment, etc.). Properties within the City are assigned a sound zone based on their corresponding land use. Commercial uses such as those proposed in Planning District E are subject to the applicable sound zone standards. The proposed project would be



required to comply with all applicable provisions of the City's Sound Regulation Ordinance, consistent with the requirements identified in the Final EIR.

Since the proposed Specific Plan Amendment would not increase the maximum buildout originally analyzed in the Final EIR, operational mobile and stationary noise impacts associated with the proposed project would remain within the scope of what was previously evaluated. Future development in accordance with the proposed Specific Plan Amendment in Planning District E would be subjected to applicable mitigation measures identified in the Final EIR. No new significant impacts on operational noise would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

- b) Noise associated with the operation of any facility within the Specific Plan Area is considered significant if it would create, maintain, cause or allow the sound level, when measured on any other property, to exceed the allowable exterior sound level for a cumulative period of more than thirty (30) minutes in any hour.***

Less Than Significant Impact with Mitigation Measure Incorporated. Refer to Impact 4.9 (a). No new significant impacts on operational noise would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

- c) Construction noise is considered significant when it exceeds the significance levels. Additionally, the City has adopted a Noise Ordinance which regulate the permitted hours of construction. As stated in §19-60.9, construction activity is permitted between the hours of 7 AM and 6 PM Monday through Saturday. As shown, mobile construction noise sources that would exceed 75 dB(A) L_{eq} at single family residences during permitted construction hours would result in a significant impact, while stationary noise sources exceeding 60 dB(A) L_{eq} at single family residences would result in a significant impact.***

Less Than Significant Impact with Mitigation Measure Incorporated. Refer to Impact 4.9 (a). Construction activities would be subject to the City's Noise Ordinance which outlines permitted hours of construction and applicable significance thresholds. No new significant impacts on construction noise would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

Applicable Final EIR Mitigation Measures:

Construction Mitigation Measures

- MM 4.9-1** On-site construction activities shall be limited to between the hours of 7:00 AM and 6:00 PM, and exclude Sundays.
- MM 4.9-2** Staging areas shall be provided on-site to minimize off-site transportation of heavy construction equipment. These staging areas shall be located to maximize the distance to residential areas.
- MM 4.9-3** Construction equipment is fitted with modern sound-reduction equipment.



- MM 4.9-4** When construction operations occur adjacent to occupied residential areas, additional noise reduction measures shall be implemented, including, but are not limited to, changing the location of stationary construction equipment, shutting off idling equipment and notifying adjacent residences in advance of construction work.
- MM 4.9-5** During rough grading construction activities adjacent to the El Rio West Neighborhood, the temporary acoustical barriers shall be provided along the property boundary separating the construction site from the residences. These barriers shall be at height equal to that of the tallest mobile equipment being used.

Operation Phase Mitigation Measures

- MM 4.9-6** Where practical, locate loading zones and trash receptacles in commercial, office, and restaurant areas away from adjacent residential areas.



4.10 Public Services

The Final EIR included the “Public Services” section which analyzed the Original Project’s environmental impacts on six different topics. The different topics include public schools, fire protection, police protection, parks and recreation, solid waste management, and library services. As such, this addendum would present a summary of the information and conclusions of the analysis in the Final EIR and subsequent addendums, if applicable, for each topic. Additionally, a determination for each topic is made regarding whether the proposed project would result in any new significant impacts or any substantial increase in the severity of the impacts identified in the Final EIR.

4.10.1 Public Schools

Impact Thresholds	Impact Determination in the Certified Final EIR	Does the Proposed Project Involve New Significant Impacts or Substantially More Severe Impacts?	Are There New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis?
Public Schools: The City of Oxnard considers the impact of a project on school facilities and services to be significant if:				
School facilities will not have sufficient capacity to accommodate the new students generated by the project or the ability to construct the facilities necessary to serve the additional students generated in a timely manner.	Less than Significant Impact with Mitigation Incorporated	No	No	No

Summary of Analysis in the Final EIR and Subsequent Addendums

The RiverPark Specific Plan Area is located within the Rio School District (RSD) and the Oxnard Union High School District (OUHSD). The RiverPark Specific Plan included two sites designated for three new RSD schools. Planning Districts J and K included a 27-acre site for a new K-5 elementary school and a new K-8 middle school. Planning District G included a 9-acre site for a second new elementary school with 9 net acres. These 36.0 net acres were determined to be sufficient in size to accommodate schools with a capacity of 1,660 students, plus space for full track and field facilities at the middle school. Approximately 2,110 students can be accommodated on these sites if 2-story buildings are built.

RSD and OUHSD provided student generation rates, which vary according to grade level and dwelling unit type, and which represent an estimate of the average number of students generated per residential dwelling unit. Based on these student generation rates, it was estimated that approximately 1,990 K–12 students would be generated by the development of all the residential uses that would be allowed by the Specific Plan area, including 1,654 K–8 students and 337 high school students. The addition of these students generated by the permitted residential uses would significantly impact both school districts. However, with construction of the planned school facilities and payment of developer impact fees to the school districts, adequate school capacity would be created to accommodate these students and impacts would be mitigated to a less than significant level.

Addendum 15 determined that the increase in residential units would generate 205 additional K-8 students and 62 additional high school students. While the increase in students is in excess of RSD and OUHSD capacity, Addendum 15 determined that payment of developer impact fees would offset any potential impacts.



Mitigation measures were identified in the Final EIR to mitigate all potentially significant impacts to schools to a less than significant level and no significant unavoidable impacts to schools were identified in the Final EIR.

Proposed Specific Plan Amendment Analysis

- a) *School facilities will not have sufficient capacity to accommodate the new students generated by the project or the ability to construct the facilities necessary to serve the additional students generated in a timely manner?***

Less than Significant Impact. The proposed project would amend the RiverPark Specific Plan to remove the “Public Facilities” land use designation in Planning District E and to update Section 2.5.2.5 of the RiverPark Specific Plan. This change in land use designation is limited to Planning District E and would not affect the residential planning districts, the number of approved dwelling units, or the projected residential population within the Specific Plan area. Since the proposed project would not introduce new residential dwelling units, increase residential density, or expand the projected population within the Specific Plan area, it would not directly generate additional student enrollment or increase demands on public school facilities beyond what was previously analyzed in the Final EIR.

Commercial development would be subject to the payment of developer impact fees as outlined in Senate Bill 50. Developer impact fees would be collected by RSD and/or OUHSD which would be used for the construction of new school facilities and maintenance of existing facilities. Payment of these fees would constitute full and complete mitigation of the proposed project's impacts on school facilities, as provided under Section 65995 of the Government Code. No new significant impacts public schools would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

Applicable Final EIR Mitigation Measures:

- MM 4.10.1-1** Prior to the issuance of building permits for individual residential development projects in the Specific Plan Area all legally allowable developer impact fees shall be paid to the Rio School District and the Oxnard Union High School District.
- MM 4.10.1-2** School facilities may be constructed and dedicated to the Rio School District or Oxnard Union High School District in-lieu of cash fee payments, so long as all State requirements are satisfied and the facilities are approved by the applicable District. The District receiving facilities shall give credit in the form of waiving or reducing developer fees based on the amount of facilities dedicated to the Districts. For example, if forty percent of the required capacity is provided, the first forty percent of fees shall be waived.



4.10.2 Fire Protection

Impact Thresholds	Impact Determination in the Certified Final EIR	Does the Proposed Project Involve New Significant Impacts or Substantially More Severe Impacts?	Are There New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis?
Fire Protection: For the purposes of this analysis, the City of Oxnard considers the impact of the project on fire protection services significant if the project would result in:				
Adequate response times to handle calls for services cannot be maintained	No significant impact	No	No	No
Special fire protection problems are associated with the proposed project or general area; and/or	No significant impact	No	No	No
There would be substantial interference with an evacuation plan	No significant impact	No	No	No

Summary of Analysis in the Final EIR and Subsequent Addendums

Fire protection and emergency medical services to the Specific Plan Area are provided by the City Fire Department to the Project area. At the time the Final EIR was prepared, the City was operating six fire stations staffed by three fire fighters at all times.

The potential for fire hazards during construction was determined not to be significant. The potential for interference with emergency vehicles traveling through the area was considered minimal given the periodic and short-term nature of any construction-related traffic resulting from the development of individual projects within the Specific Plan area.

As proposed, the RiverPark Specific Plan included a site for a new joint City/County fire station on Vineyard Avenue. This station, Station No. 7, would replace the existing County fire station located in the County El Rio Maintenance Yard on El Rio Drive in the RiverPark Specific Plan area and provide an additional City fire station to serve this area. With the addition of this new fire station, no significant impacts were identified. No mitigation measures were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

Proposed Specific Plan Amendment Analysis

a) Adequate response times to handle calls for services cannot be maintained?

Less than Significant Impact. The Final EIR determined that the RiverPark Specific Plan would be served by adequate fire and emergency response services. The proposed Specific Plan Amendment would not alter this conclusion. The amendment would amend the RiverPark Specific Plan to remove the “Public Facilities” land use designation in Planning District E and to update Section 2.5.2.5 of the RiverPark Specific Plan to correctly reflect the maximum permitted commercial buildout of 110,000 square feet. As such, the proposed project would not increase the overall development intensity of the RiverPark Specific Plan area beyond what was previously studied. As such, the incremental increase in demand for fire and emergency services associated with future buildout of Planning District E would be consistent with the service levels and response times previously



analyzed in the Final EIR. No new significant impacts would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

b) Special fire protection problems are associated with the proposed project or general area?

Less than Significant Impact. The Final EIR determined that the RiverPark Specific Plan would not require any unusual or unique calls for special fire protection problems. The proposed Specific Plan Amendment would not alter this conclusion. The proposed Specific Plan Amendment would amend the RiverPark Specific Plan to remove the “Public Facilities” land use designation in Planning District E and to update Section 2.5.2.5 of the RiverPark Specific Plan to correctly reflect the maximum permitted commercial buildout of 110,000 square feet. As such, the proposed project would not propose any land uses, building configurations, or site characteristics that would introduce new or atypical fire protection demands beyond those already contemplated in the Final EIR. Future commercial development within Planning District E would be subject to the City of Oxnard Fire Department's standard plan check and inspection requirements, ensuring that adequate fire protection measures are incorporated into any future development. Additionally, future buildout of Planning District E under the Specific Plan Amendment would be subject to City's Municipal Code Chapter 14, Article XV, *California Fire Code*, which would ensure that future development is designed and constructed to minimize fire risk and provide adequate emergency access, water supply, and fire protection measures. No new significant impacts would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

c) There would be substantial interference with an evacuation plan?

Less than Significant Impact. The Final EIR determined that the RiverPark Specific Plan would not impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and that the project site would provide adequate emergency access and evacuation of residents in the event of an emergency. The proposed Specific Plan Amendment would not alter the conclusion of the Final EIR since the amendment would not propose changes to roadway configuration, or modifications to site access that would interfere with emergency response or evacuation routes. Future development within Planning District E would continue to be subject to City of Oxnard standards for emergency access and would be reviewed for consistency with applicable emergency response and evacuation plans. No new significant impacts would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

Applicable Final EIR Mitigation Measures:

The Final EIR did not identify any mitigation measures for fire protection.



4.10.3 Police Protection

Impact Thresholds	Impact Determination in the Certified Final EIR	Does the Proposed Project Involve New Significant Impacts or Substantially More Severe Impacts?	Are There New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis?
Police Services: For the purposes of this analysis, the City of Oxnard considers the impact of the project on police services significant if the project would result in:				
An unusual number of calls for service, inadequate police staffing, a substantial decline in response times to handle calls for services, and/or substantial interference with an evacuation plan.	Less than Significant Impact with Mitigation Incorporated	No	No	No

Summary of Analysis in the Final EIR and Subsequent Addendums

Law enforcement and police protection services are provided to the City and the Specific Plan area by the City Police Department. The Police Department has one station, located near Oxnard City Hall, and three storefront police substations, which are used for community-based policing. Site development and construction would not normally require services from the Police Department, except in the cases of trespassing, theft, and vandalism. Such activities at a construction site are not unusual but are only occasional and do not typically place undue demands on police protection services. Slow-moving construction-related traffic along local roadways may reduce optimal traffic flows on these roadways and could conceivably delay police and emergency vehicles or contribute to a vehicle accident. This potential is considered minimal given the periodic and short-term nature of any construction related traffic, and no significant impacts are expected with implementation of standard construction practices.

Based on available crime statistics at the time the EIR was prepared, the Police Department based its service planning on a basis of 0.4 calls for service per capita. The projected increase in population for the 2,805 units allowed by the Specific Plan was approximately 7,220. This population would generate approximately 2,900 calls for service annually. Based on the number of calls for service estimated to be generated by buildout of the RiverPark Specific Plan, the Oxnard Police Department determined additional police personnel would be required to provide police services to the Specific Plan area. Based on the fiscal impact study prepared for the Specific Plan, revenues accrued to the City's General Fund from sales taxes, property taxes, etc., would provide the funds needed for police service.

District D of the Specific Plan permits the development of a storefront police station of approximately 1,000 square feet within the commercial portion of the RiverPark Specific Plan area when warranted by the increase in the number of calls for service to mitigate the impact of the addition of service area to the existing response beat serving the Specific Plan area. A mitigation measure was identified in the Final EIR to mitigate all potentially significant impacts to police protection to a less than significant level and no significant unavoidable impacts to police protection were identified in the Final EIR.

Addendum 15 determined that the increase of residential units in the RiverPark Specific Plan would result in an increase of 702 calls. Nevertheless, Addendum 15 concluded that the estimated increase in calls was not substantial and would not interfere with response times.



Proposed Specific Plan Amendment Analysis

- a) *An unusual number of calls for service, inadequate police staffing, a substantial decline in response times to handle calls for services, and/or substantial interference with an evacuation plan?*

Less than Significant Impact. As discussed, the proposed project would amend the RiverPark Specific Plan to remove the “Public Facilities” land use designation in Planning District E and to update Section 2.5.2.5 of the RiverPark Specific Plan to reflect a maximum of 110,000 square feet of commercial buildout. The Final EIR previously analyzed environmental impacts associated with a maximum permitted buildout of 130,000 square feet of commercial uses in Planning District E.

According to the Final EIR, an estimated 0.4 service calls per capita were expected for residential uses. No service call ratios were provided or analyzed in the Final EIR for commercial uses. Nevertheless, the Final EIR determined that commercial development in the RiverPark area, including the original maximum permitted buildout of 130,000 square feet of commercial uses in Planning District E, would not generate an unusual number of police service calls. The proposed project would neither expand the boundaries of Planning District E nor increase the maximum permitted commercial buildout beyond the level previously analyzed in the Final EIR and subsequent addendums. Accordingly, the proposed project would not result in a demand for police protection services beyond what was previously evaluated.

As required, all proposed commercial development in Planning District E would be subject to a detailed review by the Police Department staff for conformance with the Police Department’s design standards to reduce demands for police protection services to the site. No new significant impacts on police protection would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

Applicable Final EIR Mitigation Measures:

No applicable mitigation measures have been identified for police protection services.



4.10.4 Parks and Recreation

Impact Thresholds	Impact Determination in the Certified Final EIR	Does the Proposed Project Involve New Significant Impacts or Substantially More Severe Impacts?	Are There New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis?
Parks and Recreation: The City considers the impact of a project to be significant if sufficient park space is not provided based on the following standards:				
Neighborhood Parks: 1.5 acres per 1,000 new residents and/or Community Parks: 1.5 acres per 1,000 residents.	Less than Significant Impact	No	No	No

Summary of Analysis in the Final EIR and Subsequent Addendums

At the time the EIR was prepared, there were 756 acres of developed parkland in the City, including a 224-acre public golf course. The City park planning standard for total developed acres of parkland is 3.0 acres per thousand population, as established by the Quimby Act. Individual standards for Neighborhood and Community Parks are 1.5 acres per 1,000 population.

As originally proposed, the RiverPark Specific Plan would allow development of a maximum of 2,085 dwelling units, with an estimated residential population of approximately 7,220 persons. Based on the City's park planning standards, approximately 11 acres of neighborhood parkland and 11 acres of community parkland are required to serve this estimated population. Since the Specific Plan was originally adopted, an addendum was processed analyzing the development of up to 4,068 residential units. This increase in residential units proposed would increase the residential population within the Specific Plan Area. Specifically, Addendum 15 determined that the RiverPark Specific Plan would require approximately 16 acres of Neighborhood Park space and 16 acres of Community Park space.

The Specific Plan included a variety of parks and open space areas. The Specific Plan Area as developed includes approximately 23 acres of Neighborhood Park space and 30 acres of Community Park space. This amount exceeds the required park space under the City planning standards. Based on the school facilities requirements of the State Department of Education, a minimum of 12 acres of playfields was required for the number of students planned for the schools planned in RiverPark. Depending on the site plans for the elementary and intermediate school sites, up to 18 acres of playfield space would be provided. The amount of community playfields provided on the school sites would be greater than the 12 acres required under the City's planning standards for community parkland. In addition, the Specific Plan would be consistent with the goals and policies of the Parks and Recreation Element Plans and Policies of the General Plan. Therefore, impacts to parks and recreation were determined to be less than significant and no mitigation measures were identified in the Final EIR.

Proposed Specific Plan Amendment Analysis

- a) **Neighborhood Parks: 1.5 acres per 1,000 new residents and/or Community Parks: 1.5 acres per 1,000 residents?**

Less than Significant Impact. As discussed, the proposed project would amend the RiverPark Specific Plan to remove the "Public Facilities" land use designation in Planning District E and to



update Section 2.5.2.5 of the RiverPark Specific Plan to reflect a maximum of 110,000 square feet of commercial buildout. The Final EIR previously analyzed environmental impacts associated with a maximum permitted buildout of 130,000 square feet of commercial uses in Planning District E.

The proposed project involves a change in land use designation within Planning District E from a mix of commercial and public facilities uses to commercial-only use consistent with the mix of uses analyzed in the Final EIR. This change does not affect the residential planning districts, the number of approved dwelling units, or the projected residential population within the Specific Plan area. Demand for parks and recreational facilities were determined to be generated by the residential population in the Final EIR. The proposed project would not introduce new residential dwelling units, nor would it increase the density of residential districts. Thus, the proposed project would not generate a demand on parks and recreational facilities beyond what was previously analyzed in the Final EIR for Planning District E. No new significant impacts on parks and recreation would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

Applicable Final EIR Mitigation Measures:

The Final EIR did not identify any mitigation measures for parks and recreation.



4.10.5 Solid Waste Management

Impact Thresholds	Impact Determination in the Certified Final EIR	Does the Proposed Project Involve New Significant Impacts or Substantially More Severe Impacts?	Are There New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis?
Solid Waste Management: The City of Oxnard considers the impact of a project on solid waste collection services and disposal facilities to be significant if:				
The project solid waste disposal stream would be reduced less than the applicable waste reduction target of 25 percent by 1995 and 50 percent past the year 2000	Less than Significant Impact	No	No	No

Summary of Analysis in the Final EIR and Subsequent Addendums

Site preparation and construction activities related to development of the RiverPark Specific Plan was estimated to produce approximately 52,000 cubic yards of solid waste, assuming no diversion of construction waste. Some of this waste would be diverted at the City's Del Norte Materials Recovery Facility (MRF). This facility separates recyclables from trash, thereby reducing the waste stream entering local landfills. Given the present and expected future availability of landfill space at the Simi Valley and Toland Road Landfill, the incremental nature of solid waste generated during construction, and the recycling rate of waste at the City's MRF, no significant impacts to solid waste disposal facilities were identified from construction that would occur in the Specific Plan area.

Approximately 15,130 tons per year of waste would be generated annually by the uses allowed by the Specific Plan. This amount would average approximately 41.5 tons per day. Based on the daily capacity of the Del Norte MRF, no significant impacts to this facility were identified. After diversion, the amount of solid waste generated by the Original Project for disposal in landfills was estimated at 5,145 tons per year.

In 2011, Addendum 12 analyzed a proposed amendment to the Specific Plan to allow an increase in the number of dwelling units allowed within the Specific Plan area to a maximum of 3,145 units and reduce the maximum amount of commercial development by approximately 407,000 square feet. This change resulted in an increase of the total amount of solid waste generated by construction of the uses allowed by the Specific Plan to approximately 54,450 cubic yards. This represents a maximum increase of approximately 7,000 cubic yards as compared to the estimated construction waste calculation contained in the Final EIR.

In 2022, Addendum 15 proposes an additional 1,025 additional multifamily residential units which would generate 1,199 tons per year of solid waste based on the solid waste generation factor in the Final EIR while the respective decrease in commercial development would generate 3,686 tons per year of solid waste, resulting in an overall decrease of 1,695 tons per year of solid waste. Addendum No. 15 analyzed Planning District E's solid waste impacts associated with buildout of 110,000 square feet of commercial uses on 8.9 acres and concluded that impacts would be less than significant.



Proposed Specific Plan Amendment Analysis

- a) *The project solid waste disposal stream would be reduced less than the applicable waste reduction target of 25 percent by 1995 and 50 percent past the year 2000?*

Less than Significant Impact. As discussed, the proposed project would amend the RiverPark Specific Plan to remove the “Public Facilities” land use designation in Planning District E and to update Section 2.5.2.5 of the RiverPark Specific Plan to reflect a maximum of 110,000 square feet of commercial buildout. The Final EIR previously analyzed environmental impacts associated with a maximum permitted buildout of 130,000 square feet of commercial uses in Planning District E.

Construction

Construction of commercial uses within Planning District E would generate temporary solid waste associated with demolition debris, excavation spoils, packaging materials, and other construction-related refuse typical of commercial development. However, as discussed above, the proposed project would not propose a greater construction footprint than what was envisioned for Planning District E. Thus, the scope and intensity of construction activities under the proposed Specific Plan would not be greater than that analyzed in the Final EIR. As such, the volume of solid waste generated during construction activities would be consistent with, or generally lower than, what was previously evaluated.

Furthermore, construction waste would comply with applicable State and local solid waste regulations which include the California Green Building Standards Code (CALGreen). CALGreen mandates that a minimum of 65 percent of construction and demolition waste be diverted from landfill disposal through recycling, reuse, or salvage. Compliance with such regulations would reduce the overall volume of solid waste generated during construction. No new significant impacts to solid waste during construction would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

Operation

During operation, commercial development within Planning District E would generate long-term solid waste associated with the day-to-day activities typical of retail and commercial land uses, including packaging materials, food waste, paper and cardboard, and other refuse generated by businesses and their patrons. As discussed, the proposed project would amend the RiverPark Specific Plan to remove the “Public Facilities” land use designation in Planning District E and to update Section 2.5.2.5 of the RiverPark Specific Plan. The proposed project would not expand the currently approved buildout or acreage of Planning District E. As such, the proposed project would not result in excess solid waste generation beyond what was previously analyzed for the site. No new significant impacts to solid waste facilities or landfill capacity during operation would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

Applicable Final EIR Mitigation Measures:

The Final EIR did not identify any mitigation measures for solid waste management.



4.10.6 Library Services

Impact Thresholds	Impact Determination in the Certified Final EIR	Does the Proposed Project Involve New Significant Impacts or Substantially More Severe Impacts?	Are There New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis?
Library Services: Based on the goals contained in the Public Facilities Element of General Plan, the City of Oxnard considers the impact of a project on library services to be significant if:				
The City's library system does not have the capacity to serve the project	Less than Significant Impact	No	No	No

Summary of Analysis in the Final EIR and Subsequent Addendums

The Oxnard Public Library operates three facilities and provides library services to the residents of the City. Under the adopted RiverPark Specific Plan 3,003 units are currently built and approved to date. According to Addendum 15, approximately 9,869 new residents would be generated by buildout of the RiverPark Specific Plan. This increase in residents would result in an increase in the demand for library materials and space. The City's Public Library system currently contains adequate capacity to serve the City.

District D of the Specific Plan permits the development of a storefront library facility to serve the residents in the Specific Plan area, as well as residents throughout the City. Funding for the operation of library facilities is provided by allocations from the City's General Fund. Based on the fiscal impact study prepared by the City, revenues accrued to the City's General Fund from sales taxes, property taxes, etc., would meet the capital outlay for library service as well as fully funding all other necessary urban services required by the Specific Plan. Therefore, the increased demand for library services could be met through the allocation of revenue from the City's General Fund. As such, no significant impacts related to the provision of library services would occur as the cost to operate and maintain library services to the site would be covered by established funding sources and no mitigation measures were identified in the Final EIR. No update to this analysis or conclusions was provided in any other subsequent addendums.

Proposed Specific Plan Amendment Analysis

a) *The City's library system does not have the capacity to serve the project?*

Less than Significant Impact. As discussed, the proposed project would amend the RiverPark Specific Plan to remove the "Public Facilities" land use designation in Planning District E and to update Section 2.5.2.5 of the RiverPark Specific Plan to reflect a maximum of 110,000 square feet of commercial buildout. The Final EIR previously analyzed environmental impacts associated with a maximum permitted buildout of 130,000 square feet of commercial uses in Planning District E.

The proposed project involves a change in land use designation within Planning District E from a mix of commercial and public facilities uses to commercial-only use, consistent with the mix of land uses evaluated in the Final EIR. This change does not affect the residential planning districts, the number of approved dwelling units, or the projected residential population within the Specific Plan area. Demand for public library services is primarily driven by residential population. Specifically, commercial uses, by their nature, do not generate the same type of sustained demand for library



services as residential uses. Employees and patrons of commercial establishments within Planning District E would not meaningfully increase the demand for library collections, facilities, or staffing beyond levels already attributable to the broader community. The proposed project would not introduce new residential dwelling units, nor would it increase the density of residential or commercial districts within the Specific Plan area. Thus, the proposed project would not generate demands on public library services beyond what was previously analyzed in the Final EIR. No new significant impacts to library facilities would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

Applicable Final EIR Mitigation Measures:

The Final EIR did not identify any mitigation measures for library services.



4.11 Public Utilities

The Final EIR included the “Public Utilities” section which analyzed the Original Project’s environmental impacts on four different topics. The different topics include stormwater drainage, water supply and distribution, wastewater services, and energy. As such, this addendum presents a summary of the information and conclusions of the analysis in the Final EIR and subsequent addendums, if applicable, for each topic. Additionally, a determination for each topic has been made regarding whether the proposed Specific Plan Amendment would result in any new significant impacts or any substantial increase in the severity of the impacts identified in the Final EIR and subsequent addendums.

4.11.1 Stormwater Drainage

Impact Thresholds	Impact Determination in the Certified Final EIR	Does the Proposed Project Involve New Significant Impacts or Substantially More Severe Impacts?	Are There New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis?
Stormwater Drainage: The City of Oxnard considers a project to have a significant impact related to storm drainage and flooding if it would:				
Create or contribute runoff water which would exceed the capacity of existing or planned storm water systems; or	Less than Significant Impact	No	No	No
Place structures within a 100-year flood hazard area.	Less than Significant Impact	No	No	No

Summary of Analysis in the Final EIR and Subsequent Addendums

The drainage master plan included in the RiverPark Specific Plan maintained the general drainage patterns established in the City’s Master Plan of Drainage and was designed to meet and exceed Ventura County and City drainage criteria. The RiverPark Specific Plan area is generally flat, with gradients of less than 0.5 percent. The land generally slopes to the southwest corner of the Specific Plan area, where the Ventura Freeway crosses the Santa Clara River. The approximately 702-acre Specific Plan area also accepts runoff from approximately 500 acres of area to the north and east of the Specific Plan area.

In addition to being designed to provide the capacity needed to convey storm flows from the Specific Plan area and the off-site areas that drain into the site, the proposed drainage system was designed to provide water quality treatment of all storm flows from on- and off-site tributary areas. As the proposed drainage system provided adequate capacity for on- and off-site runoff, no significant impacts to drainage conditions in the area were identified in the Final EIR.

The RiverPark drainage plan routes stormwater flows from storms in excess of a 10-year event into the reclaimed mine pits in the northern portion of the Specific Plan area. Analysis conducted for the Final EIR determined that there was adequate storage capacity and freeboard available in these pits, even if groundwater levels are at historic highs. Based on this analysis, it was found that no significant flooding impact from the use of the water storage basins as drainage facilities would result.

The RiverPark Specific Plan also allows the Water Storage/Recharge Basins to be used by the UWCD for the storage of water diverted from the Santa Clara River at the UWCD Freeman Diversion Dam to recharge groundwater in the Oxnard Plain Aquifer System. UWCD plans to integrate the reclaimed mine



pits into its network of facilities in the area and diverted water stored in these pits may be pumped to other existing groundwater spreading facilities or supply pipelines in the area. UWCD will have the ability to manage the level of water in the Water Storage/Recharge Basins to ensure that adequate capacity for stormflows and adequate freeboard are maintained. No significant flooding impacts, therefore, were identified from the proposed use of the reclaimed mine pits as water storage and recharge basins by UWCD.

A review of the flood protection provided by the Santa Clara River levee indicated the site was adequately protected from potential flooding impacts from the river by the levee. The Specific Plan area is not located within a designated 100-year flood zone and no significant flooding impacts were identified and no mitigation measures were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

Proposed Specific Plan Amendment Analysis

a) Create or contribute runoff water which would exceed the capacity of existing or planned storm water systems?

Less than Significant Impact. Planning District E is located within Drainage Area 1 of the RiverPark Specific Plan. Drainage Area 1 would drain into the storm drain along Santa Clara Boulevard and an extension from Stroube Street Drain. These two drains would then connect to the existing Stroube Street Drain and outlet into the Santa Clara River. In addition to the storm drains, Drainage Area 1 would also include water quality treatment features such as dry swales, pervious pavement, centrifugal separates, and other Best Management Practices (BMP) in accordance with National Pollutant Discharge Elimination System discharge requirements.

As discussed, the proposed project would amend the RiverPark Specific Plan to remove the “Public Facilities” land use designation in Planning District E and to update Section 2.5.2.5 of the RiverPark Specific Plan to reflect a maximum of 110,000 square feet of commercial buildout. The proposed project would not result in an increase in impervious surface area or development which would result in increased runoff. As such, the proposed project would not result in an increase in runoff which exceeds the capacity of existing or planned stormwater systems. No new significant impacts would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

b) Place structures within a 100-year flood hazard area?

Less than Significant Impact. According to the Federal Emergency Management Agency’s (FEMA) National Flood Hazard Layer (NFHL) Viewer, Planning District E is located within Flood Insurance Rate Map (FIRM) No. 06111C0910E. Planning District E is located within Zone X, which is classified as an area of minimal flood hazard risks.

The Final EIR determined that the RiverPark Specific Plan would not result in any structures being placed within a 100-year flood hazard area and that no significant flooding impacts would be created by the project. The proposed Specific Plan Amendment would not alter this conclusion. The proposed project would not expand the boundaries of Planning District E into flood hazard areas. Future commercial development within Planning District E would occur within the same development footprint and under the same flood hazard conditions previously analyzed in the Final EIR. No new significant impacts would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.



Applicable Final EIR Mitigation Measures:

The Final EIR did not identify any mitigation measures for stormwater drainage.



4.11.2 Water Supply and Distribution

Impact Thresholds	Impact Determination in the Certified Final EIR	Does the Proposed Project Involve New Significant Impacts or Substantially More Severe Impacts?	Are There New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis?
Water Supply and Distribution: The City of Oxnard considers the impact of a project on water supply and distribution to be significant if:				
The City would not have a sufficient water supply to serve the project from existing entitlements and resources or new resources currently being developed;	Less than Significant Impact	No	No	No
A project would use water in a wasteful manner	Less than Significant Impact	No	No	No
The City's water distribution system would be unable to serve the Specific Plan Area with adequate flow and pressure per applicable City standards	Less than Significant Impact	No	No	No

Summary of Analysis in the Final EIR and Subsequent Addendums

The City's water supply consists of imported surface water and local groundwater sources. The City blends the water from these two sources to achieve a balance between water quality, quantity, and cost. The water demand for the uses allowed by the RiverPark Specific Plan was developed based on the water consumption factors outlined in the City's Urban Water Management Plan and historical City data. If all uses permitted by the RiverPark Specific Plan as originally adopted are built at the maximum allowed intensity, approximately 1,835 afy of water will be needed. Under the RiverPark Specific Plan as currently adopted, approximately 1,487 afy of water will be needed.

Individual building projects within the Specific Plan area would be required to meet standard requirements of the City, the State, and the Uniform Building Code. These requirements act to conserve potable water, ensure adequate water flow, and pay for the construction of improvements to the water distribution system as outlined in the City's Water System Master Plan. The overall demand would build over time as individual building projects within the Specific Plan area are developed.

A Water Supply Assessment (WSA) was prepared for the Original Project and included in the Final EIR. As required by the State Water Code and CEQA, this WSA describes the City's water supplies and assessed the ability of the City to provide the water needed to serve RiverPark and meet all other projected demands over a 20-year period. These projections are required for periods when normal water supplies are available, and during single- and multi-year drought periods.

Fox Canyon Groundwater Management Agency (FCGMA) manages local extraction of groundwater from the Oxnard Aquifer System to prevent overdraft of the aquifer system in accordance with a groundwater management plan adopted in 1985. The FCGMA adopted an ordinance in 1990 that established groundwater extraction allocations for all cities using local groundwater. Unused allocations can be accumulated for use in future periods. The City has two existing allocations, one for the City's own water wells and a second allocation held in trust by the United Water Conservation District.



Under the FCGMA Ordinance, when irrigated agricultural land is converted to municipal uses, an additional groundwater allocation is transferred to the agency providing water to these uses. Since the RiverPark Specific Plan area contained eight active water wells, the allocations for these wells were also eligible to be transferred to the City, in addition to the allocation from conversion of agricultural land. A total of 1,580 afy of groundwater allocations were available for transfer to the City. This additional supply would meet approximately 85 percent of the total estimated demand for the Original Project of 1,835 afy.

In addition to local groundwater extraction, the WSA reflected the City's Groundwater Recovery Enhancement and Treatment (GREAT) Program as part of projected future water supplies. The GREAT Program is a key component of the City's long-range water strategy to combine wastewater recycling, groundwater injection, and groundwater desalination to make more efficient use of existing local water resources to meet projected water supply needs. The WSA concluded the City would have adequate supplies to meet the needs of the Specific Plan area and all other existing and projected needs over the next 20 years.

The proposed on-site water distribution system consists of a looped network of 12-inch water transmission lines in the major streets. The proposed water transmission system was designed to conform to all City standards and determined to be adequate to serve the proposed Specific Plan area. No mitigation measures were identified in the Final EIR. Addendum No. 15 analyzed Planning District E's water resource impacts associated with buildout of 110,000 square feet of commercial uses on 8.9 acres and concluded that impacts would be less than significant. No update to this analysis or conclusions was provided in any other subsequent addendums.

Proposed Specific Plan Amendment Analysis

a) *The City would not have a sufficient water supply to serve the project from existing entitlements and resources or new resources currently being developed?*

Less than Significant Impact. As discussed in the Final EIR, the RiverPark Specific Plan area would be serviced by eight active water wells which provide 1,580 afy of water. Furthermore, the WSA prepared for the Final EIR concluded that the City has adequate water supplies to service the needs of the RiverPark Specific Plan. As discussed, the proposed project would amend the RiverPark Specific Plan to remove the "Public Facilities" land use designation in Planning District E and to update Section 2.5.2.5 of the RiverPark Specific Plan to reflect a maximum of 110,000 square feet of commercial buildout. The proposed project would not expand the building development footprint beyond what was originally analyzed for Planning District E and would not increase water demands. As such, the existing water supply currently serving the RiverPark Specific Plan area would be capable of servicing Planning District E. No new significant impacts would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

b) *A project would use water in a wasteful manner?*

Less than Significant Impact. The Final EIR determined that the RiverPark Specific Plan, including Planning District E, would not use water in a wasteful manner. As discussed, the proposed project would amend the RiverPark Specific Plan to remove the "Public Facilities" land use designation in Planning District E and to update Section 2.5.2.5 of the RiverPark Specific Plan to reflect a maximum of 110,000 square feet of commercial buildout. The proposed project would not expand the building development footprint beyond what was originally analyzed for Planning District E and would not



increase water demands. Furthermore, the proposed project would not include any unique or unusual features that would result in wasteful water consumption.

Future commercial developments within Planning District E would install water-efficient fixtures and appliances in accordance with the CALGreen standards. Compliance with these requirements would ensure that future development within Planning District E does not use water in a wasteful manner. No new significant impacts would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

c) *The City's water distribution system would be unable to serve the Specific Plan Area with adequate flow and pressure per applicable City standards?*

Less than Significant Impact. Refer to Impact 4.11.2(a) and (b) above. The Final EIR concluded that the proposed looped network of 12-inch water transmission lines would be adequate to service the RiverPark Specific Plan area, including Planning District E. It should be noted that the looped network of 12-inch water transmissions lines has since been constructed in accordance with applicable City standards.

As discussed above, the proposed project would remove the "Public Facilities" land use designation in Planning District E and to update Section 2.5.2.5 of the RiverPark Specific Plan to reflect a maximum of 110,000 square feet of commercial buildout. Future commercial development within Planning District E would be required to comply with CALGreen standards and would not result in any development that would result in excessive water demands. Thus, the existing water distribution system would be capable of servicing Planning District E. No new significant impacts would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

Applicable Final EIR Mitigation Measures:

The Final EIR did not identify any mitigation measures for water supply and distribution.



4.11.3 Wastewater Service

Impact Thresholds	Impact Determination in the Certified Final EIR	Does the Proposed Project Involve New Significant Impacts or Substantially More Severe Impacts?	Are There New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis?
Wastewater Service: The City of Oxnard considers the impact of a project on wastewater service to be significant if:				
Existing wastewater collection and conveyance lines do not have sufficient capacity to accommodate wastewater from the project.	Less than Significant Impact	No	No	No
Projected wastewater flows would exceed the present capacity of the Oxnard Wastewater Treatment Plant.	Less than Significant Impact	No	No	No

Summary of Analysis in the Final EIR and Subsequent Addendums

A sewage collection system, consisting of roughly 300 miles of trunk sewers and 16 sewage lift stations, conveys flows from seven major sewer trunk systems in the City to the Oxnard Wastewater Treatment Plant (OWWTP), located at the southern end of the City in the Ormond Beach area. The development and operation of this sewage system is outlined in the City's Wastewater Collection System Master Plan (2001), which outlines the general location and sizing of existing and planned sewage lines in the City.

The RiverPark Project was estimated to generate approximately 775,968 gallons per day (0.78 million gallons per day [mgd]) of wastewater when fully developed. The OWWTP currently has an average dry weather flow (ADWF) capacity of 31.7 mgd and a peak wet weather flow (PWWF) capacity of 68.2 mgd. Total volume treated at the OWWTP in 2000 was 21.75 mgd, indicating there was capacity to treat an additional 9.95 mgd of wastewater. An expansion of the OWWTP, planned to coincide with the growth in the demand for treatment, would provide for treatment of an ADWF of 39.6 mgd and a PWWF of 75.4 mgd. With this expansion, adequate future capacity in the treatment plant would be provided for all projected growth in the City's Oxnard Planning Area. The Oxnard Wastewater Treatment Plant has the existing and planned capacity to treat the approximately 0.78 mgd of additional wastewater that would be generated by the RiverPark Specific Plan. No significant impact on wastewater treatment capacity was identified.

All the proposed sewage lines within the Specific Plan Area were sized to accommodate the wastewater generated by the proposed uses. After collection in the on-site sewer system, wastewater will be conveyed in the Central Trunk Sewer to the Oxnard Wastewater Treatment Plant. The City requires individual building projects to pay the City's sewer connection fees, which provides funds to the City to make the improvements identified in the Wastewater Collection System Master Plan. In addition, the City requires individual building projects to provide adequate capacity to convey sewage to a safe point of discharge. In this manner, the existing sewage collection and conveyance system would be upgraded as necessary to accommodate sewage created by development of the land uses allowed by the RiverPark Specific Plan. Addendum No. 15 analyzed Planning District E's wastewater impacts associated with buildout of 110,000 square feet of commercial uses on 8.9 acres and concluded that impacts would be less than significant. No significant impacts related to wastewater collection and conveyance were identified and no mitigation measures were identified in the Final EIR. No update to this analysis or conclusions was provided in any other subsequent addendums.



Proposed Specific Plan Amendment Analysis

- a) ***Existing wastewater collection and conveyance lines do not have sufficient capacity to accommodate wastewater from the project?***

Less than Significant Impact. The Final EIR concluded that the proposed sewage lines within the RiverPark Specific Plan area would be adequate to service the entire Specific Plan, including Planning District E. It should be noted that the proposed sewage line has since been constructed in accordance with applicable City standards. As discussed above, the proposed project would remove the “Public Facilities” land use designation in Planning District E and to update Section 2.5.2.5 of the RiverPark Specific Plan to reflect a maximum of 110,000 square feet of commercial buildout. The proposed project would not introduce any new land uses or increase the buildout of Planning District E. As such, the existing sewage lines currently servicing the RiverPark Specific Plan, including Planning District E, would have sufficient capacity to accommodate wastewater from the project. No new significant impacts would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

- b) ***Projected wastewater flows would exceed the present capacity of the Oxnard Wastewater Treatment Plant?***

Less than Significant Impact. As discussed in the Final EIR, buildout of the RiverPark Specific Plan area would result in an increase of 0.78 mgd of wastewater. The OWWTP has adequate capacity to treat this increase in wastewater.

As discussed above, the proposed project would remove the “Public Facilities” land use designation in Planning District E and to update Section 2.5.2.5 of the RiverPark Specific Plan to reflect a maximum of 110,000 square feet of commercial buildout. The proposed project would not introduce any new land uses or increase the buildout of Planning District E. As such, the proposed project would not generate an increase in wastewater flows beyond what was previously analyzed for the site. No new significant impacts would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

Applicable Final EIR Mitigation Measures:

The Final EIR did not identify any mitigation measures for wastewater service.



4.11.4 Energy

Impact Thresholds	Impact Determination in the Certified Final EIR	Does the Proposed Project Involve New Significant Impacts or Substantially More Severe Impacts?	Are There New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis?
Energy: Based on Appendices F and G of the CEQA Guidelines, the City of Oxnard considers a project to result in a significant energy impact if it would:				
Consume fuel or energy in a wasteful manner or fail to comply with the Energy Building Regulations adopted by the California Energy Commission (Title 24 of the California Administrative Code).	Less than Significant Impact	No	No	No
Consume energy in an amount that could not be accommodated within the long-term electricity source and distribution planning of the utilities serving the area.	Less than Significant Impact	No	No	No
Consume energy in an amount that would result in the need for new power system; and/or	Less than Significant Impact	No	No	No
Require significant alterations to an existing distribution system.	Less than Significant Impact	No	No	No

Summary of Analysis in the Final EIR and Subsequent Addendums

Natural gas and electricity are provided to all developed portions of the City, including the Specific Plan area, by the Southern California Gas Company (SoCalGas) and Southern California Edison, respectively. The total amount of electricity needed to serve the Original Project as analyzed in the certified Final EIR was estimated at approximately 60 million kilowatt-hours (kWh) per year; the total amount of electricity needed to serve the Specific Plan as amended in March 2022 was estimated at approximately 50 million kilowatt-hours per year as analyzed in Addendum No. 15. Approved facilities located in central and Southern California alone will provide approximately 3,613 additional megawatts, which is enough power to supply over 2.7 million homes. The additional electrical demand of the Project can be accommodated within the long-term source and distribution planning. In addition, individual building projects within the Specific Plan Area are required to comply with the Energy Building Regulations adopted by the California Energy Commission (Title 24 of the California Administrative Code) as mitigation against the wasteful use of energy. For these reasons, no significant impacts on electrical supply or service were identified.

Total natural gas consumption for the Original Project as analyzed in the certified Final EIR was estimated to be approximately 285.5 million cubic feet (cf) per year and total natural gas consumption for the Specific Plan as amended in March 2022 was estimated at approximately 88.3 million cubic feet per year as analyzed in Addendum No. 15. Available information indicated natural gas supplies to California will remain plentiful for the next several decades. The total resource base for the lower 48 states is estimated to be 975 trillion cf, enough to continue current production levels for more than 50 years. Technology enhancements will continue to enlarge the resource base; however, production capacity increases remain less certain.

Because the Original Project could be accommodated within the long-term source and distribution planning of SoCalGas, and because future uses on the Project site are required to comply with Title 24



of the California Administrative Code as mitigation against the wasteful use of energy, it was determined the Original Project would not result in significant impacts to natural gas service and no mitigation measures were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

Proposed Specific Plan Amendment Analysis

- a) *Consume fuel or energy in a wasteful manner or fail to comply with the Energy Building Regulations adopted by the California Energy Commission (Title 24 of the California Administrative Code)?***

Less than Significant Impact.

Construction

The proposed project would not expand the boundaries of Planning District E, introduce new land use types, or increase the maximum permitted commercial buildout beyond the level originally analyzed in the Final EIR. As such, the energy demands associated with construction (i.e., fuel consumption and electricity) would be no greater than those previously evaluated. Construction-related energy consumption, including fuel use by heavy equipment and haul trucks, would be temporary in nature and consistent with the level of construction activity already anticipated for Planning District E at full buildout. No new significant impacts to energy resources during construction would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

Operation

During operation, commercial development within Planning District E would generate long-term energy demands associated with building systems typical of retail and commercial land uses, including interior and exterior lighting, heating, ventilation and air conditioning (HVAC), and other electrical equipment. As discussed, the proposed project would amend the RiverPark Specific Plan to remove the "Public Facilities" land use designation in Planning District E and to update Section 2.5.2.5 of the RiverPark Specific Plan to reflect a maximum of 110,000 square feet of commercial buildout. The proposed project would not expand the maximum permitted buildout beyond what was previously approved for the site. As such, the proposed project would not result in an increase in electricity or natural gas consumption beyond what was previously evaluated in the Final EIR. No new significant impacts to energy resources would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

- b) *Consume energy in an amount that could not be accommodated within the long-term electricity source and distribution planning of the utilities serving the area?***

Less than Significant Impact. Refer to Impact 4.11.4(a). As discussed, the proposed project would amend the RiverPark Specific Plan to remove the "Public Facilities" land use designation in Planning District E and to update Section 2.5.2.5 of the RiverPark Specific Plan to reflect a maximum of 110,000 square feet of commercial buildout. As such, the proposed project would not expand the buildout of Planning District E beyond what was previously analyzed and thus, would not result in excessive energy consumption that could not be accommodated by existing electricity sources and distribution. No new significant impacts to energy resources would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.



c) Consume energy in an amount that would result in the need for new power system?

Less than Significant Impact. Refer to Impact 4.11.4(a) and 4.11.4(b). No new significant impacts to energy resources would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

d) Require significant alterations to an existing distribution system?

Less than Significant Impact. Refer to Impact 4.11.4(a) and 4.11.4(b). No new significant impacts to energy resources would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

Applicable Final EIR Mitigation Measures:

The Final EIR did not identify any mitigation measures for energy resources.



4.12 Cultural Resources

Impact Thresholds	Impact Determination in the Certified Final EIR	Does the Proposed Project Involve New Significant Impacts or Substantially More Severe Impacts?	Are There New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis?
Cultural Resources: The City of Oxnard considers a project to have a significant impact if it would:				
Cultural Resources – If the project will disrupt or adversely affect a prehistoric or historic archaeological site or a paleontological site except as a part of a scientific study.	Less than Significant Impact with Mitigation Incorporated	No	No	No
Historical Resources – If the project cause a substantial adverse change in the significance of an historical resource as a project that may have a significant effect on the environment. Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.	Less than Significant Impact with Mitigation Incorporated	No	No	No

Summary of Analysis in the Final EIR and Subsequent Addendums

Archeological and historic resource surveys of the Specific Plan Area were completed during preparation of the Final EIR. The archeological survey included a records search and a field survey. No sites of any kind had been previously recorded within the study area or adjacent properties, and no new sites were discovered during the Phase I survey. A low-density, mixed scatter of historical debris, possibly dating between 1879 and 1884, was found southeast of Myrtle Street (now named Riverpark Boulevard) and El Rio Drive. This was an open lot in a disturbed state as a result of the demolition of structures that had been present on this parcel. Development of the proposed project would result in grading and earthwork at this location that had the potential to impact a potential historical deposit.

All existing structures within the Specific Plan Area were reviewed for possible historical significance. The historic resource study identified 33 existing buildings and structures on the project site that would be demolished. Eighteen of these buildings, including 16 buildings in the Ventura County El Rio Maintenance Yard, and an existing home and a commercial showroom building on El Rio Drive, were determined not to be eligible as historic resources as defined by the CEQA because they were not 50 or more years of age. Three other residential structures and the buildings on the mine site were surveyed and researched to determine whether any of these structures were historically significant. This research found that five of the existing buildings on the mine site, including an office building, garage, and three metal storage buildings, are of sufficient age to be potential historic resources. In this case, these five buildings and structures were associated with an industry that has made a significant contribution to the physical development of Ventura County through the construction of roads, bases, airfields, and buildings. While these existing structures are not eligible for listing on the national or State registers of historical resources, they were identified as potentially eligible for listing as Ventura County Landmarks, a designation that has no integrity criteria. For this reason, these five structures were identified as having local historical significance, and demolition was identified as a significant impact.



Mitigation measures were identified to mitigate all potential impacts to archeological resources to a less than significant level. Historic documentation of the buildings on the mine site prior to demolition was determined to mitigate this impact to the fullest extent feasible. As this mitigation would not mitigate this impact to a less than significant level, the loss of these structures was identified as a significant unavoidable impact of the project. No update to this analysis or conclusions was provided in any subsequent addendums.

Proposed Specific Plan Amendment Analysis

a) *Cultural Resources – If the project will disrupt or adversely affect a prehistoric or historic archaeological site or a paleontological site except as a part of a scientific study?*

Less than Significant Impact with Mitigation Measures Incorporated. As discussed, the proposed project would amend the RiverPark Specific Plan to remove the “Public Facilities” land use designation in Planning District E and to update Section 2.5.2.5 of the RiverPark Specific Plan to reflect a maximum of 110,000 square feet of commercial buildout. The Final EIR previously analyzed environmental impacts associated with a maximum permitted buildout of 130,000 square feet of commercial uses in Planning District E.

Mass grading of the Specific Plan Area, including Planning District E, has already occurred and mitigation measures pertaining to cultural resources were implemented during ground-disturbing activities. As such, buildout of Planning District E would occur in previously disturbed and paved areas. Furthermore, the proposed Specific Plan Amendment would not expand Planning District E into areas that were not previously analyzed in the Final EIR. However, construction of commercial development within Planning District E may require excavation activities which could encounter previously undiscovered cultural resources that were not encountered during prior mass grading. Thus, any ground disturbance activities and resources encountered in Planning District E would be subjected to applicable mitigation measures identified in the Final EIR.

Pursuant to Government Code Section 65352.3 (SB 18), the City initiated tribal outreach for the proposed project by contacting California Native American tribes identified on the contact list maintained by the Native American Heritage Commission. Tribes were provided a 90-day period from the date of notification to request consultation regarding potential impacts to tribal cultural resources within the project area. The 90-day response period concluded on July 16, 2026, and no tribe requested consultation during this period. Accordingly, the SB 18 tribal outreach process has concluded.

Future development in accordance with the proposed Specific Plan Amendment in Planning District E would be subject to applicable mitigation measures identified in the Final EIR for the protection of cultural resources. No new significant impacts on cultural resources would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

b) *Historical Resources – If the project cause a substantial adverse change in the significance of an historical resource as a project that may have a significant effect on the environment. Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired?*

Less than Significant Impact. Refer to Impact 4.12(a) above. construction of commercial development within Planning District E may require excavation activities which could encounter



previously undiscovered cultural resources that were not encountered during prior mass grading. Thus, any ground disturbance activities and resources encountered in Planning District E would be subject to applicable mitigation measures identified in the Final EIR. Furthermore, buildout of Planning District E would not result in the demolition of structures previously identified in the Final EIR as eligible historical resources under the Ventura County Landmarks. No new significant impacts on cultural resources would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.



Applicable Final EIR Mitigation Measures:

- MM 4.12-1** A qualified Archaeological Monitor shall be present at the site during grading and earthwork activities. If any unpredicted cultural resources are uncovered during earthmoving activities, construction work shall stop immediately and the appropriate local and regional authorities shall be consulted.



4.13 Hazards

Impact Thresholds	Impact Determination in the Certified Final EIR	Does the Proposed Project Involve New Significant Impacts or Substantially More Severe Impacts?	Are There New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis?
Hazards: The City of Oxnard considers a project to have a potential impact related to the presence of hazardous materials and/or risk of upset impact of hazardous materials is identified as significant based on the following thresholds:				
Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials	Less than Significant Impact	No	No	No
Create a significant hazard to the public or the environment through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment	Less than Significant Impact with Mitigation Incorporated	No	No	No
Emit hazardous emissions or handle hazardous or acutely hazardous materials within one quarter mile of an existing or proposed school.	Less than Significant Impact	No	No	No
Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.	Less than Significant Impact with Mitigation Incorporated	No	No	No
For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles or a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area	Less than Significant Impact	No	No	No
For a project within the vicinity of a private airstrip, would the project result in the safety hazard for people residing or working in the project area.	Less than Significant Impact	No	No	No
Impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	Less than Significant Impact	No	No	No
Expose people or structures to a significant risk or loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.	Less than Significant Impact	No	No	No

Summary of Analysis in the Final EIR and Subsequent Addendums

A series of Phase I and Phase II Environmental Site Assessment (ESA) reports were prepared for the properties included in the proposed Specific Plan area to determine the potential for impacts related to the presence and use of hazardous materials by existing and historical uses within and around the Specific Plan area. These risks are primarily associated with the potential for on-site hazards from abandoned oil wells, storage of materials categorized as hazardous under existing regulations, underground and aboveground storage tanks, and the operations of facilities historically located within the boundaries of the proposed Specific Plan area.



Analysis of soils in the agricultural portions of the Specific Plan area determined that no significant concentrations of herbicides or pesticides are present in the soils. These studies determined that the Specific Plan area contained several abandoned oil wells that may need to be re-abandoned to current standards. In addition, the existing buildings on the site that would be demolished were of sufficient age to potentially contain asbestos building materials and lead paint. Demolition of these structures in conformance with existing regulations would mitigate any potential impacts. Mitigation measures were identified in the Final EIR to mitigate all potentially significant hazardous impacts to a less than significant level and no significant unavoidable hazardous impacts were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

Proposed Specific Plan Amendment Analysis

- a) ***Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?***

Less than Significant Impact with Mitigation Measures Incorporated.

Construction

Construction of commercial uses would require the use of hazardous materials; however, similar to what was evaluated in the Final EIR, these materials would be handled, stored, transported, and disposed of in accordance with applicable state and federal regulations. Furthermore, the proposed Specific Plan Amendment would not increase the maximum permitted square footage of commercial uses and, therefore, would not result in the use of hazardous materials during construction beyond what was previously analyzed in the Final EIR. Additionally, Planning District E was not identified in the Final EIR as an area where abandoned oil wells are present. Nevertheless, development of Planning District E in accordance with the proposed Specific Plan Amendment would be subject to applicable mitigation measures identified in the Final EIR. No new significant impacts on hazards would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

Operation

The proposed Specific Plan Amendment would not expand Planning District E into areas that were not previously analyzed in the Final EIR. Operation of commercial uses within Planning District E, at a maximum permitted buildout of 130,000 square feet was previously evaluated in the Final EIR. As discussed, the proposed project would amend the RiverPark Specific Plan to remove the "Public Facilities" land use designation in Planning District E and to update Section 2.5.2.5 of the RiverPark Specific Plan to reflect a maximum of 110,000 square feet of commercial buildout. The proposed project would not increase the intensity of commercial uses in Planning District E which may result in an increase of hazardous waste use. Consistent with the Final EIR, commercial uses in Planning District E would generate hazardous waste which would be handled, stored, transported, and disposed of in accordance with applicable state and federal regulations. No new significant impacts related to hazards would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

- b) ***Create a significant hazard to the public or the environment through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?***



Less than Significant Impact with Mitigation Measures Incorporated. Refer to Impact 4.13(a).

Construction

Construction of commercial uses in accordance with the proposed Specific Plan Amendment would require the use and storage of hazardous materials such as fuels, lubricants, solvents, and other construction-related substances. However, the storage and use of such substances would be temporary in nature and would cease upon completion of construction. Furthermore, construction activities associated with any future development within Planning District E would be subject to all applicable federal, state, and local regulations governing the use and storage of hazardous materials. No new significant impacts related to hazards would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

Operation

Future commercial development within Planning District E would not involve the routine use or storage of hazardous materials beyond those typically associated with standard commercial land uses, such as cleaning products, landscaping chemicals, and similar incidental substances. These materials are not expected to be used or stored in quantities that would pose a significant hazard to the public or the environment. Furthermore, any future commercial uses involving the storage or handling of hazardous materials would be subject to applicable federal, state, and local requirements. No new significant impacts related to hazards would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

- c) ***Emit hazardous emissions or handle hazardous or acutely hazardous materials within one quarter mile of an existing or proposed school?***

Less than Significant Impact. Since the approval of the Final EIR, the RSD developed the Rio Del Mar Elementary School at 3150 Thames River Drive, located approximately 0.75 miles to the north of Planning District E. Rio Del Mar Elementary School is the closest school to Planning District E. As such, no new significant impacts would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

- d) ***Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?***

Less than Significant Impact. The Cortese List comprises of various regulatory databases regarding facilities and sites that are listed as hazardous materials sites. According to Cortese List, two sites on Planning District E were identified:

- Department of Toxic Substance Control EnviroStor database⁴
 - 2425 Colonia Road – McCaslin Oil Company
- State Water Board GeoTracker database⁵

⁴ Department of Toxic Substance Control, *Envirostor interactive map*, <https://envirostor.dtsc.ca.gov/public/map/>, accessed May 8, 2026.

⁵ State Water Board, *Geotracker interactive map*, <https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Search+GeoTracker>, accessed May 8, 2026.



- 2425 Colonia Road – MacValley/McCaslin Oil Company

However, regulatory cleanup of these sites has been completed, and the cases have since been closed. Furthermore, Department of Toxic Substance Control confirms a No Further Action (NFA) determination for the Department of Toxic Substance Control listed site, indicating that no additional investigation, cleanup, or remediation is required. As such, the presence of these closed cases would not create a significant hazard to the public or the environment in connection with the proposed Specific Plan Amendment. No new significant impacts would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

- e) ***For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?***

Less than Significant Impact. As discussed in the Final EIR, the RiverPark Specific Plan area, including Planning District E, is not located within the jurisdiction of an airport land use plan, within two miles of a public airport, or within the vicinity of a private airstrip. The closest airport to the River Park Specific Plan is the Oxnard Airport located approximately 2.6 miles to the southwest of Planning District E. The proposed project would not expand the boundaries of Planning District E into areas that are within the jurisdiction of an airport land use plan. As such, no new significant impacts would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

- f) ***For a project within the vicinity of a private airstrip, would the project result in the safety hazard for people residing or working in the project area?***

Less than Significant Impact. Refer to Impact 4.13(f). As discussed, the proposed project is not located within the vicinity of a private airstrip or within two miles of a public airport. As such, no new significant impacts would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

- g) ***Impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?***

Less than Significant Impact. The Final EIR determined that the RiverPark Specific Plan would not impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and that the project site would provide adequate emergency access and evacuation of residents in the event of an emergency. The proposed Specific Plan Amendment would not alter the conclusion of the Final EIR since the proposed project would not result in changes to roadway configuration, or modifications to site access that would interfere with emergency response or evacuation routes. Future development within Planning District E would continue to be subject to City of Oxnard standards for emergency access and would be reviewed for consistency with applicable emergency response and evacuation plans. No new significant impacts would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

- h) ***Expose people or structures to a significant risk or loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?***

Less than Significant Impact. The Final EIR determined that the RiverPark Specific Plan area is located within a low wildland fire hazard area. However, wildfire hazard area designations have been



updated since the adoption of the Final EIR. According to the Office of the State Fire Marshal's *Fire Hazard Severity Zone Viewer*, RiverPark Specific Plan is located within a Local Responsibility Area and portions of Planning Districts A, B, and H are located within Moderate or High Fire Hazard Severity Zone.

As discussed, the proposed project would amend the RiverPark Specific Plan to remove the "Public Facilities" land use designation in Planning District E and to update Section 2.5.2.5 of the RiverPark Specific Plan to reflect a maximum of 110,000 square feet of commercial buildout. The proposed project would not increase the intensity of commercial uses in Planning District E which may result in an increase of wildland fire risk. Future buildout of Planning District E under the Specific Plan Amendment would be subject to City's Municipal Code Chapter 14, Article XV, *California Fire Code*, which would ensure that future development is designed and constructed to minimize fire risk and provide adequate emergency access, water supply, and fire protection measures. No new significant impacts would occur because of the proposed Specific Plan Amendment, and no increase in the severity of impacts identified in the Final EIR would occur.

Applicable Final EIR Mitigation Measures:

- MM 4.13-2** In the event that an abandoned oil well is encountered during construction activities, the regional DOGGR office in Ventura shall be notified immediately of the discovery. The oil well casing shall be checked for leaking oil or gasses. The DOGGR representative shall determine appropriate actions, up to and including re-abandonment of the oil well casing.
- MM 4.13-3** If abandoned oil sumps or associated oilfield site contamination are located within the project site during grading or other construction activities, remediation shall be completed in accordance with existing regulations and subject to the oversight of VCEHD prior to development of the individual properties.
- MM 4.13-4** Asbestos and lead-based paint that could potentially result in surface contamination of the project site shall be properly abated from project site buildings prior to demolition activities, with oversight by the APCD and VCEHD.



5 References

- California Department of Conservation, *California Important Farmland Finder*, <https://maps.conservation.ca.gov/dlrp/ciff/>, accessed May 8, 2026.
- California Department of Conservation, *Williamson Act Enrollment Finder*, <https://maps.conservation.ca.gov/dlrp/WilliamsonAct/>, accessed May 8, 2026.
- California Department of Transportation, *State Scenic Highway interactive map*, <https://experience.arcgis.com/experience/47e2009986264718a5a13a2c81382774>, accessed May 8, 2026.
- City of Oxnard, *RiverPark Specific Plan*, https://www.oxnard.gov/wp-content/uploads/Riverpark_Specific_Plan_Rev-April-2023.pdf, updated April 2023.
- City of Oxnard, *RiverPark Addendums*, <https://www.oxnard.gov/wp-content/uploads/Riverpark-Addendums.pdf>, accessed May 8, 2026.
- City of Oxnard, *RiverPark Specific Plan Draft Environmental Impact Report*, <https://drive.google.com/file/d/1JMHaAfvFKPEe-mjdFzTxJls0Ah4Xt34V/view?usp=sharing>, December 2001.
- City of Oxnard, *2030 General Plan*, <https://www.oxnard.gov/wp-content/uploads/2023/10/Oxnard-2030-General-Plan-Amend-12.2022-SMda.pdf>, adopted October 2011.
- Department of Toxic Substance Control, *Envirostor interactive map*, <https://envirostor.dtsc.ca.gov/public/map/>, accessed May 8, 2026.
- State Water Resources Control Board, *Geotracker interactive map*, <https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Search+GeoTracker>, accessed May 8, 2026.



This page intentionally left blank.



6 Report Preparers

City of Oxnard

435 South D Street
Oxnard, CA 93030

BKF Engineers (CEQA Consultant)

3850 Vine Street, Suite 110
Riverside, CA 92507

Peter Minegar, AICP (Vice President - Planning)
Debra Leight (Principal Planner)
Emily Creel (Project Manager)
Renee Gleason, CEP-IT (Senior Environmental Planner)
Dennis Dinh (Environmental Planner)
Maggie Martinez (GIS Analyst)



This page is intentionally left blank.

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING PLANNING AND ZONING PERMIT NO. 26-630-01 (SPECIFIC PLAN AMENDMENT NO. 9 TO THE RIVERPARK SPECIFIC PLAN) TO AMEND PLANNING DISTRICT E WITHIN THE RIVERPARK SPECIFIC PLAN TO CHANGE PUBLIC FACILITIES LAND USE TO COMMERCIAL: REGIONAL. FILED BY DESIGNATED AGENT DAVID METCHIS, CITY OF OXNARD HOUSING DEPARTMENT, 435 S D ST, OXNARD, CA 93030 ON BEHALF OF THE PROPERTY OWNER, CITY OF OXNARD.

WHEREAS, on September 10, 2002 the City Council approved the entitlements for The RiverPark Specific Plan (RPSP) to guide future development on the 702-acre project site; and

WHEREAS, the City Council approved the first amendment request (PZ 02-630-05) on October 22, 2002, which amended the Specific Plan to include regulations for temporary uses; and

WHEREAS, the City Council approved the second amendment request (PZ 03-630-03) on July 27, 2004, allowing a minor change in the land use designation on a small parcel from Open Space to Commercial; and

WHEREAS, the City Council approved the third amendment request (PZ 09-630-09) on April 14, 2009, allowing a freeway-oriented pylon sign subject to approval of a Design Development Review permit (DDR) by the Development Services Director; and

WHEREAS, the City Council approved the fourth amendment (PZ 10-630-02) on June 14, 2011, and allows three freeway oriented monument signs subject to approval of a DDR, and an electronic digital display panel for the pylon sign, subject to subsequent approval of a Special Use Permit; and

WHEREAS, the City Council approved the fifth amendment (PZ 09-630-03) on June 5, 2012, which increased the maximum number of dwelling units from 2,805 to 3,043 units, and reduced the maximum amount of commercial development from 2,485,000 to 2,098,000 square feet; and

WHEREAS, the City Council approved the sixth amendment (PZ 18-630-01) on February 19, 2019, to amend the text of the RPSP to allow two (2) monument signs in Planning Districts B and C in the specific plan area, subject to subsequent approval of a Development Design Review Permit; and

WHEREAS, the City Council approved the seventh amendment (PZ 20-630-01) on March 15, 2022, which allowed for the option to develop up to 1,025 additional residential units under the RPSP, in exchange for a reduction of up to approximately 562,457 square feet of non-residential development potential in accordance with specified development scenarios; and

WHEREAS, the City Council approved the eighth specific plan amendment (PZ No. 20-630-02), Development Agreement Amendment (PZ 20-670-06), and Special Use Permit (PZ 20-500-07) to allow for Freeway Adjacent Digital Display Billboards within the RPSP; and

RiverPark Specific Plan Amendment No. 9 (PZ 26-630-01)
Planning Commission Hearing Date: September 3, 2026
Resolution No. 2026- XX
Page 2 of 7

WHEREAS, the Planning Commission of the City of Oxnard (“**Planning Commission**”) has considered the proposed map and text amendment to Planning District E to change the land use from Public Facilities to Commercial: Regional and remove text referencing Public Facilities within Planning District E of the RPSP; and

WHEREAS, on September 3, 2026, the Planning Commission conducted a duly noticed public hearing where written and oral comments were received and reviewed to consider an application for Specific Plan Amendment No. 9 (PZ 26-630-01) in accordance with Chapter 16-575 of the Oxnard City Code; and

WHEREAS, the Planning Commission finds, after due study, deliberation and a duly noticed public hearing on September 3, 2026, and received and reviewed written and oral comments, presented by staff and the Applicant with a series of questions, and that the project meets the criteria set out in Chapter 16-575 of the Oxnard City Code; and

WHEREAS, in July 2002 the City Council certified Final Environmental Impact Report (FEIR) No. 2000-03 (State Clearinghouse No. 2000051046) and adopted a Statement of Overriding Considerations. The FEIR was prepared to analyze potential impacts associated with the approval and the implementation of The RiverPark Specific Plan and the anticipated build out of the 702-acre specific plan site. The FEIR No. 00-03 found four areas of significant impacts (Earth Resources-Mineral Resources, Water Quality, Agricultural Resources, and Cultural Resources-Historical Resources); and

WHEREAS, an EIR Addendum was prepared to summarize the site specific technical clarifications with respect to the following impact analysis areas associated with the proposed SPA. The EIR Addendum concluded that no additional significant impacts were identified in Addendum No. 16 prepared for this Project, nor would the Project substantially increase the severity of previously anticipated significant impacts. No additional mitigation measures are required; and

WHEREAS, pursuant to CEQA Guidelines §15164, the Commission considered Addendum No. 16 with FEIR No. 00-03 and all subsequent addendums prior to making recommendations on the Project.

WHEREAS, in accordance with Section 15164 of the California Code of Regulations, the Planning Commission has determined that minor changes are proposed to the project for which an FEIR were previously certified; and that an Addendum is the appropriate environmental document to evaluate the minor changes in the Project, and has prepared an Addendum thereto because the proposed changes to the original Specific Plan would not result in any new additional significant impacts, nor would they substantially increase the severity of previously anticipated significant impacts. The Planning Commission has determined that there is no substantial evidence that the Project would result in new or substantially more severe impacts than those identified in FEIR No. 00-03. Rather, all of the impacts associated with the Project are within the envelope of impacts addressed in the Certified FEIR and do not constitute a new or substantially increased significant

RiverPark Specific Plan Amendment No. 9 (PZ 26-630-01)
Planning Commission Hearing Date: September 3, 2026
Resolution No. 2026- XX
Page 3 of 7

impact. Accordingly, none of the conditions that trigger the need to prepare a subsequent Environmental Impact Report pursuant to CEQA Guidelines § 15162 would occur; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the proposed Specific Plan Amendment is consistent with the 2030 General Plan; and

WHEREAS, the Applicant agrees that at its own expense, to indemnify and defend the City of Oxnard and its agents, officers and employees from and against any claims, actions or proceedings to attack, set aside, void or annul the approval of this resolution or any actions or proceedings, acts or determinations taken, done or made before the approval of this resolution that were part of the approval process.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, of the City of Oxnard recommends that the City Council (i) certify Addendum to FEIR No. 00-03 for The RiverPark Specific Plan; and (ii) adopt an ordinance approving Planning and Zoning Permit No. 26-630-01 (Specific Plan Amendment) to Planning District E within the RiverPark Specific Plan to change Public Facilities land use to Commercial: Regional.

SECTION 1. The Recitals above are true and correct and incorporated herein by this reference.

SECTION 2. The Planning Commission finds that the Riverpark Specific Plan Amendment is internally consistent with all other provisions of the City of Oxnard 2030 General Plan.

SECTION 3. The Planning Commission finds that the Riverpark Specific Plan Amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

SECTION 4. The Planning Commission finds that the project site associated with the Riverpark Specific Plan Amendment is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate, to ensure that the proposed use(s) and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

SECTION 5. The Planning Commission determines that the proposed RiverPark Specific Plan Amendment is the best use for the subject project site.

SECTION 6. The Planning Commission determines that the RiverPark Specific Plan Amendment is in the best interests and welfare of the City and its residents.

SECTION 7. In recommending adoption of this Resolution for the RiverPark Specific Plan Amendment, the Planning Commission finds and determines the project is in compliance with the California Environmental Quality Act because Addendum No. 16 to FEIR No. 00-03, and Subsequent Addendums was considered by the Planning Commission at the public hearing. The

RiverPark Specific Plan Amendment No. 9 (PZ 26-630-01)
Planning Commission Hearing Date: September 3, 2026
Resolution No. 2026- XX
Page 4 of 7

Addendum to the FEIR No. 00-03 was prepared pursuant to the requirements of the California Environmental Quality Act (CEQA, Public resources Code §§ 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §15000, et seq., CEQA Guidelines), and the City's Environmental Review Guidelines. The City of Oxnard is the Lead Agency. The Addendum is appropriate pursuant to CEQA Guidelines § 15164 since only minor changes and additions are necessary to address the Project changes and no circumstances exist calling for the preparation of a subsequent environmental impact report pursuant to CEQA Guidelines § 15162 and 15163. With implementation of the FEIR No. 00-03 mitigation measures, there is no substantial evidence that the proposed project will have a significant effect upon the environment.

SECTION 8. Until such time that the City Council approves the RiverPark Specific Plan Amendment, the RiverPark Specific Plan shall remain in full force and effect and shall apply to the property affected by this Resolution.

SECTION 9. The Secretary shall certify the adoption of this Resolution.

PASSED and ADOPTED by the Planning Commission of the City of Oxnard on this 3rd day of September 2026 by the following vote:

Ronald Arreujo, Chair

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

RECUSED: Commissioners:

Joe Pearson II, Secretary

RiverPark Specific Plan Amendment No. 9 (PZ 26-630-01)
 Planning Commission Hearing Date: September 3, 2026
 Resolution No. 2026- XX
 Page 5 of 7

EXHIBIT A

SPECIFIC PLAN AMENDMENT TEXT Changes

PROPOSED AMENDMENTS TO CITY OF OXNARD RIVERPARK SPECIFIC PLAN

KEY: Blue Underlined = Proposed Additions
~~Red Strikethrough~~ = Proposed Deletions

Exhibit 2.J (Partial Table)

E		Gross Acreage	Max Commercial KSF allowable	Allowable dwelling unit range
	East Peripheral Commercial District			
	COMMERCIAL: REGIONAL	7.5 <u>8.9</u>	110	
	PUBLIC FACILITIES	1.4	NA	
	Subtotals Planning District E	8.9	110	NA

Section 2.18 and 2.19

2.5.2.5 PLANNING DISTRICT E: East Peripheral Commercial District

Location: The 8.9-acre Planning District E is located in the southeastern corner of the RiverPark Project site. It is adjacent to the Ventura Freeway to the south, the existing El Rio Community to the north and Vineyard Avenue to the east. Planning District D (Town Square Commercial District) and District F (Vineyards Neighborhood District) are immediately to the west. This site is easily accessed from the Ventura Freeway, as well as from Myrtle Street (Riverpark Boulevard) and Vineyards Avenue. For the boundaries and location of the Planning District, refer to Exhibit 2.I.

Permitted Land Use: The Permitted Land Use are Commercial: Regional ~~and Public Facilities~~. The Specific Plan accommodates up to ~~HH~~ 110 KSF of freeway-oriented commercial uses, a maximum of five stories high, including offices, retail and take-out restaurants that could best benefit from this access and visibility. A landscaped buffer shields the buildable sites from the freeway.

RiverPark Specific Plan Amendment No. 9 (PZ 26-630-01)
Planning Commission Hearing Date: September 3, 2026
Resolution No. 2026- XX
Page 6 of 7

Specially Permitted Land Use: Yes

Vertical Mixed-Use Overlay: No

Optional Live/Work Units: No

Other Specific Plan Development Controls: Refer to the following sections for additional development controls and implementation information in District E:

Section 3: Commercial Master Plan

Section 5: Landscape Master Plan

Section 6: Infrastructure Master Plan

Section 7: Specific Plan Implementation

Land Use Summary*

<i>Permitted Land Use</i>	<i>Gross Acreage</i>	<i>Max KSF Allowable</i>
COMMERCIAL: REGIONAL	7.5 8.9	111 110
PUBLIC FACILITIES	1.4	NA
<i>Planning District E Totals</i>	8.9 acres	111 110 KSF

<i>Land Use</i>	<i>Allowed Use</i>
Commercial: Regional	Freestanding restaurants; restaurants involving any drive-in or drive-through facilities. Banks; savings and loan associations and other financial institutions. Pharmacies, primarily engaged in the merchandizing of pharmaceuticals and medical supplies. Retail uses such as restaurants, coffee shops and gift shops and services such as barber shops, health centers and clubs and travel and ticket agencies. Office uses On-sale and off-sale alcohol*

RiverPark Specific Plan Amendment No. 9 (PZ 26-630-01)
Planning Commission Hearing Date: September 3, 2026
Resolution No. 2026- XX
Page 7 of 7

	Similar uses as determined acceptable by the Director of the Development Services Department <u>Community Development Department</u> of the City of Oxnard.
Public Facilities	Park maintenance facility

Notes:

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

City of Oxnard Planning Commission

September 3, 2026

RiverPark Specific Plan Amendment PZ 26-630-01 (Specific Plan Amendment)

Applicant: David Metchis, City of Oxnard

Case Planner: Jamie Peltier, Planning Supervisor

A request to amend the Riverpark Specific Plan to change the land use designation of “Public Facilities” to “Commercial: Regional” within Planning District E of the Riverpark Specific Plan located at APNs: 132-0-033-010, 132-0-311-065, and 132-0-311-075. The sites are vacant and there is no development at this time.

The project completed an Addendum to the Final Environmental Impact Report (FEIR No. 00-03).

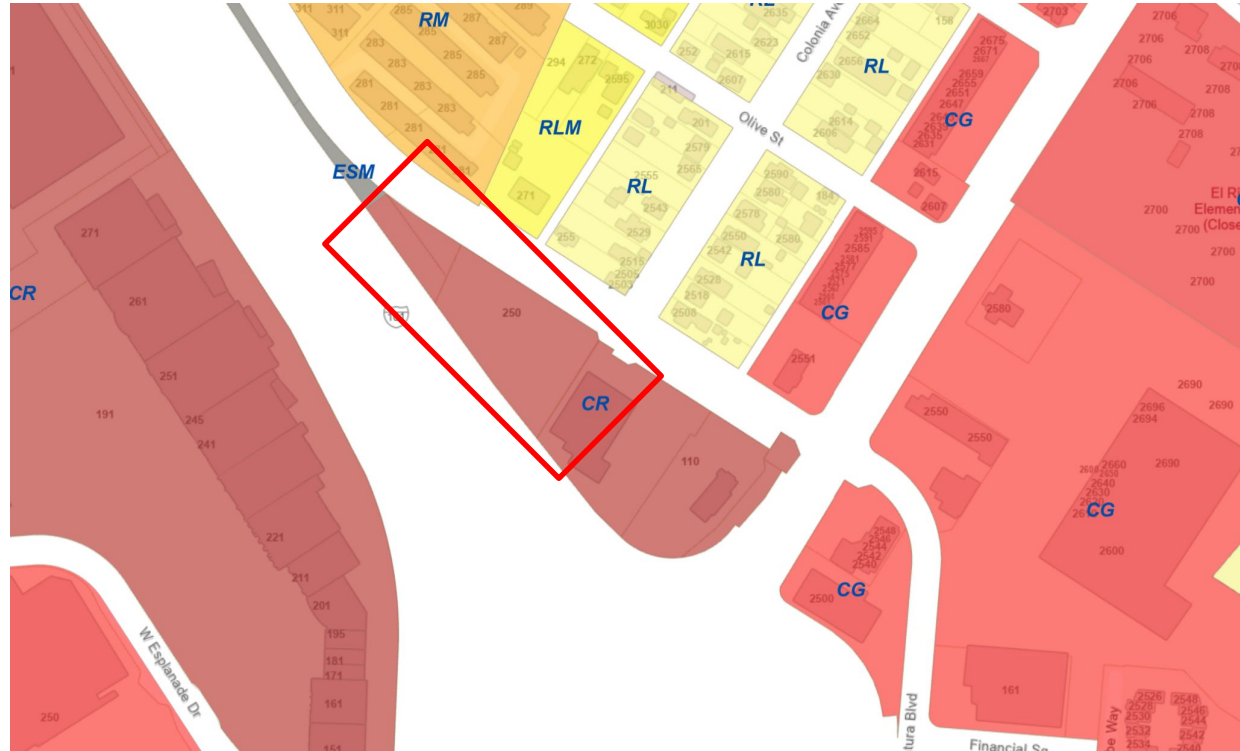
Project Location

193

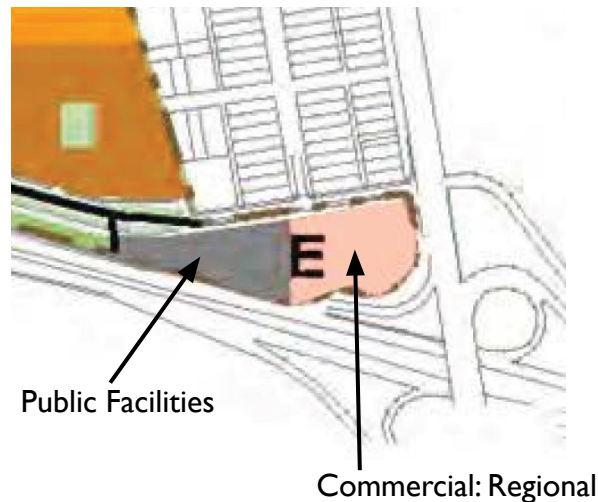
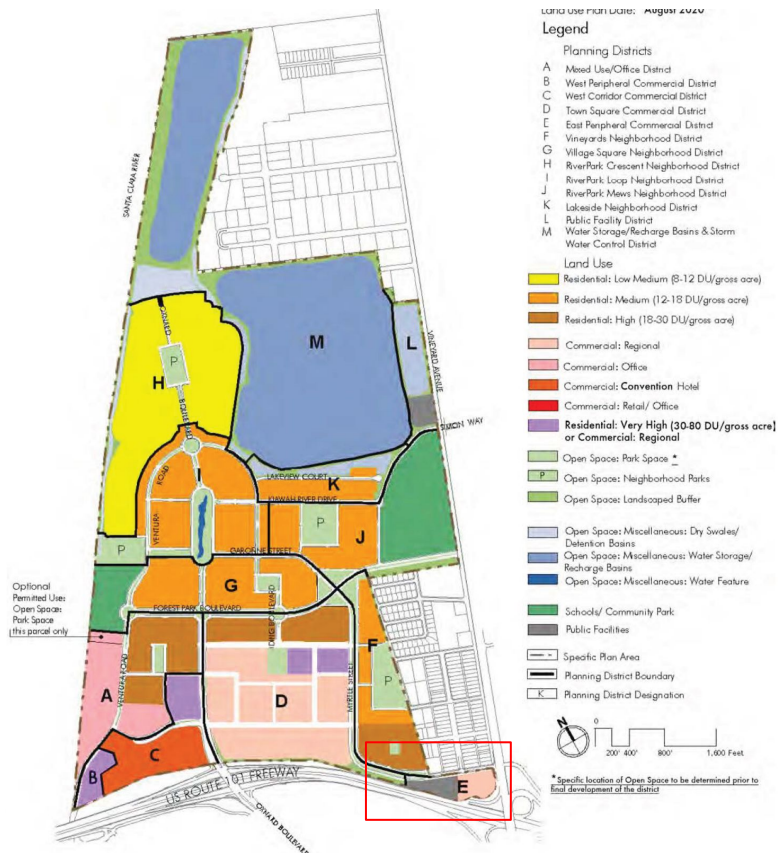


- The RiverPark Specific Plan was adopted in 2002 with subsequent amendments since its adoption allowing 4,068 dwelling units and 1,536,000 square feet of commercial space.
- The project area is in Planning District E, which was originally approved as Commercial Regional and changed to Public Facilities in 2012. The adjacent properties are zoned Commercial Regional and are developed with a McDonald's, Krispy Kreme Doughnuts, and VVSS Shoes.
- The City of Oxnard owns three of the parcels within Planning District E.
 - APN 132-0-311-075 is entitled for a Freeway Adjacent Digital Display Billboard
 - APN 132-0-033-010 is in negotiations with a Dynamic Real Estate Partners LLC to purchase and develop with commercial development. An Exclusive Negotiation Agreement was approved by City Council on March 3, 2026.

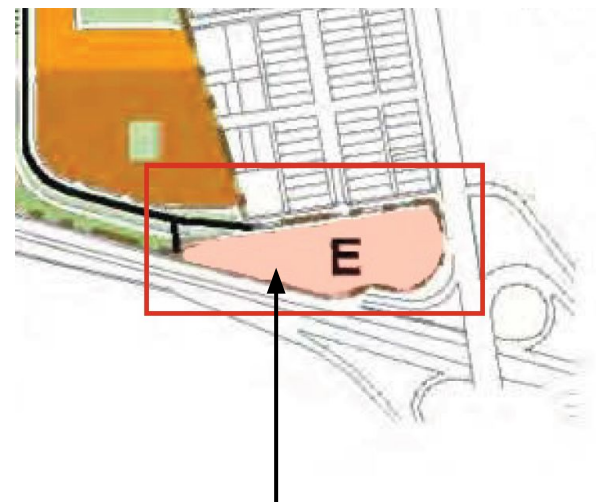
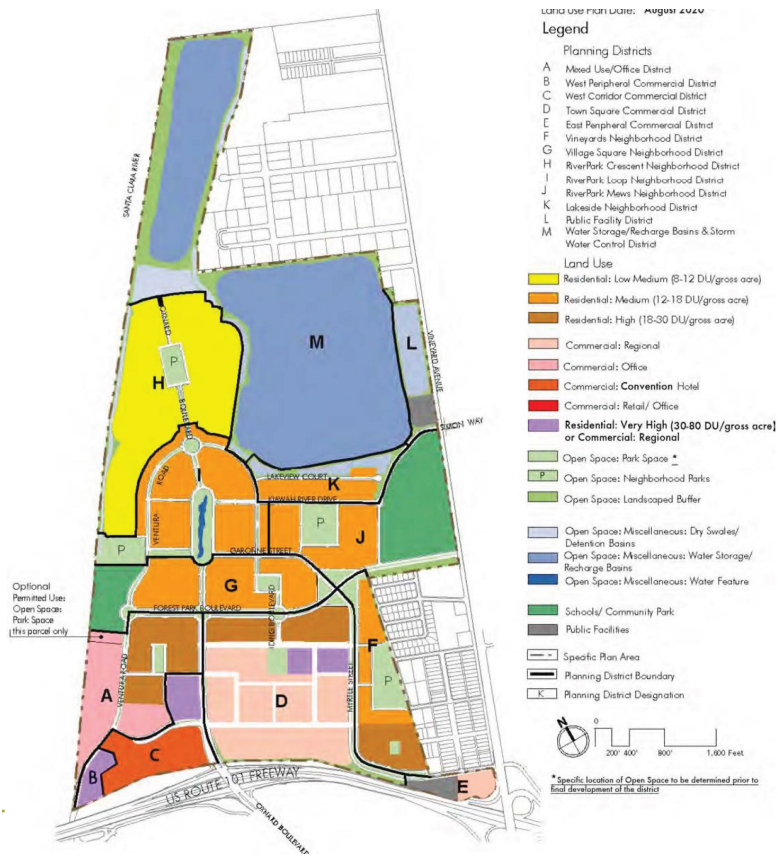
Existing General Plan Land Use - Commercial Regional



RiverPark Specific Plan - Planning District E



RiverPark Specific Plan - Planning District E



Commercial: Regional

RiverPark Specific Plan - Planning District E

<i>Permitted Land Use</i>	<i>Gross Acreage</i>	<i>Max KSF Allowable</i>
COMMERCIAL: REGIONAL	7.5 <u>8.9</u>	111 <u>110</u>
PUBLIC FACILITIES	1.4	NA
<i>Planning District E Totals</i>	8.9 acres	111 <u>110</u> KSF

RiverPark Specific Plan - Planning District E

*ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE**

<i>Land Use</i>	<i>Allowed Use</i>
COMMERCIAL: REGIONAL	Freestanding restaurants; restaurants involving any drive-in or drive-through facilities.
	Banks; savings and loan associations and other financial institutions.
	Pharmacies, primarily engaged in the merchandizing of pharmaceuticals and medical supplies.
	Retail uses such as restaurants, coffee shops and gift shops and services such as barber shops, health centers and clubs and travel and ticket agencies.
	Office uses
	On-sale and off-sale alcohol*
	Similar uses as determined acceptable by the Director of the Development Services Department of the City of Oxnard.
PUBLIC FACILITIES	Park maintenance facility

Notes:

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

In 2002, Final Environmental Impact Report (FEIR) No. 00-03 was certified and subsequent addendums were processed.

This Addendum No. 16 was prepared to evaluate potential environmental impacts of the proposed Project in accordance with California Environmental Quality Act (CEQA), Public resources Code § 21000, et seq. the regulations promulgated thereunder (14 California Code of Regulations, §15000, et seq., CEQA Guidelines), and the City's Environmental Review Guidelines.

The analysis determined that the project would not result in new or more severe impacts those identified in the FEIR for the Original Project.

That the Planning Commission:

Adopt Resolution 2026-XX recommending that the City Council approve Planning and Zoning Permit No. 26-630-01 (Specific Plan Amendment), subject to certain findings and conditions, and certification of Addendum No. 16 to FEIR No. 00-03.