PLANNING COMMISSION
MEMORANDUM

TO: Planning Commission

FROM: Joe Pearson II, AICP, Senior Planner

DATE: January 13, 2022

SUBJECT: **Project Name: Vineyard Starbucks Site Renovations**; Planning and Zoning Permit No. 21-550-01 (Major Modification to U-916 (Special Use Permit)); 2551 North Vineyard Avenue; APN: 132-0-043-215

Summary

On December 2, 2021, the Planning Commission (the "Commission") considered PZ No. 21-550-01 (Major Modification to U-916 (Special Use Permit))[1] and made a Motion of Intent to Deny the Project as they could not make all of the Findings required to grant the Major Modification in accordance with Oxnard City Code Section 16-531, and they continued the hearing to January 13, 2022, to ratify the action by approving a Resolution of Denial. The motion carried 4:3:0:0:0[2].

Staff has prepared the Resolution of Denial for the proposed Project (Attachment A). .

Appeal Process

In accordance with Section 16-545 of the City Code, the Planning Commission's action on PZ 21-550-01 (MJMD) 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

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[1] The project includes modifications to an existing 2,450 sq ft drive-through fast food restaurant building and to allow for a Starbucks drive-through coffee shop on a 0.66 acre site. The proposed improvements will consist of a small addition, facade changes, revised signage, upgraded landscaping, new parking lot striping, drive-through lane modification to allow for an extended queuing lane to allow for a maximum capacity of 16 vehicles. The request also includes a request for a parking modification to allow for a reduction in the amount of required parking from 50 parking spaces to 35 parking spaces, including 15 spaces which are provided via the drive-thru queue. The parking modification will also allow for 11 of the parking spaces to be compact parking spaces. The project includes a Queue Management Plan. The Project site is located at 2551 North Vineyard Avenue (APN: 132-0-043-215) within the General Commercial Planned Development (C-2-PD) zone district and within the Commercial General land use designation.

[2] In Favor: Against: Absent: Abstain: Recused

fees before the end of the appeal period. If an appeal is not filed within 18 working days of the Planning Commission's decision, the decision of the Planning Commission shall be considered final.

Attachments

A – Resolution for Denial of PZ 21-550-01

B – Staff Presentation

ATTACHMENT
A

RESOLUTION FOR DENIAL OF PZ 21-550-01

RESOLUTION NO. 2022– XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD DENYING PLANNING AND ZONING PERMIT NO. 21-550-01 (MAJOR MODIFICATION TO U-916 (SPECIAL USE PERMIT)) TO ALLOW FOR MODIFICATIONS TO AN EXISTING 2,450 SQUARE-FOOT DRIVE-THROUGH FAST FOOD RESTAURANT BUILDING AND TO ALLOW FOR A 2,500 SQUARE-FOOT STARBUCKS DRIVE-THROUGH COFFEE SHOP ON A 0.66 ACRE PROJECT SITE AND ADMINISTRATIVE PARKING RELIEF TO DECREASE THE NUMBER OF REQUIRED PARKING SPACES FROM 50 TO 35 (INCLUDING 15 SPACES WHICH ARE PROVIDED VIA THE DRIVE-THROUGH QUEUE) AND TO ALLOW FOR 11 COMPACT PARKING SPACES, LOCATED AT 2551 NORTH VINEYARD AVENUE (APN: 132-0-043-215), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY BEVERLY METZ, OF STARBUCKS, (APPLICANT) 555 ANTON BOULEVARD, COSTA MESA, CA 92626.

WHEREAS, on February 12, 2021, Jennifer Cribbs (the **"Applicant"** and/or **"Permittee"**) submitted a request to allow for modifications to an existing 2,450 square-foot drive-through fast food restaurant building to allow for a Starbucks drive-through coffee shop on a 0.66 acre site at 2551 North Vineyard Avenue (APN: 132-0-043-215). The proposed improvements would consist of a small addition, facade changes, revised signage, upgraded landscaping, new parking lot striping, drive-through lane modification to allow for an extended queuing lane to allow for a maximum capacity of 16 vehicles. The request also includes a request for a parking modification to allow for a reduction in the amount of required parking from 50 parking spaces to 35 parking spaces, including 15 spaces which are provided via the drive-through queue. The parking modification would also allow for 11 of the parking spaces to be compact parking spaces. The project includes a Transportation Demand Management Plan. The project is located in the General Commercial Planned Development (C-2-PD) zone ; and

WHEREAS, Sections 16-561, 16-651(B)(3) and 16-651(B)(4) of the OCC authorize the Planning Commission to approve a Major Modification and relief from parking requirements; and

WHEREAS, on November 4, 2021, the Planning Commission of the City of Oxnard (**"Planning Commission"**) conducted a duly noticed public hearing, and received and reviewed all written and oral evidence related to the proposed Project, to consider the Applicant's request to approve Planning and Zoning Permit No. 21-550-01 (Major Modification) to allow for modifications to an existing 2,450 square foot drive-through fast food restaurant building to allow for a Starbucks coffee shop on a 0.66 acre site (the **"Project"**), in accordance with Section 16-561 of the Oxnard City Code (OCC) and to allow for a parking modification to allow for 1) a reduction in the amount of required parking from 50 parking spaces to 35 parking spaces, including 15 spaces which are

provided via the drive-through queue, and 2) a parking modification to allow for 11 of the parking spaces to be compact parking spaces in accordance with Section 16-651 of the OCC; and

WHEREAS, on November 4, 2021, the Planning Commission made a motion to continue the Project to the Planning Commission meeting on November 18, 2021, at the request of the Applicant; and

WHEREAS, on November 18, 2021, the Planning Commission reviewed all of the information provided in the staff report and considered the testimony given at the public hearing, including all written communications to the Planning Commission, as well as other pertinent information and deliberated the merits of the Project. The Planning Commission voted on three motions. The first two motions were a Motion of Intent to Deny the project and then a motion to Approve the project. These two motions failed as a result of two tie votes (3 to 3, with one Planning Commissioner absent). A third motion was approved to continue the item to the Planning Commission's meeting of December 2, 2021; and

WHEREAS, on December 2, 2021, the Planning Commission also reviewed all of the information provided in the staff reports and considered the testimony given at the public hearings, including all written communications to the Planning Commission, as well as other pertinent information; and

WHEREAS, on December 2, 2021, the Planning Commission deliberated the merits of the Project and made a Motion of Intent to Deny the Project, subject to the preparation of a written Resolution of Denial to be considered at the Planning Commission meeting on January 13, 2022.

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, that it cannot make the following findings necessary for the proposed Major Modification to a Special Use Permit:

(2) The nature, condition, and development of adjacent uses, buildings, and structures shall be considered, and no proposed special use permit shall be granted if the approval body finds such use will adversely affect or be materially detrimental to such adjacent uses, buildings or structures or to the public health, safety or general welfare.

The proposed Project will adversely affect and be materially detrimental to the public health, safety or general welfare due to the potential for cars entering into the Project site to back up onto the public right-of-way adversely affecting the adjacent roadways and the East Vineyard Avenue and Riverpark Boulevard intersection, one of the busiest intersections in the City. Based on issues experienced at other local drive-through Starbucks currently operating in the City, Starbucks' queues regularly exceed the limits of the designated queue and back up into the adjacent areas, and no evidence was provided which demonstrates Starbucks' staff is trained in traffic management and drive-through queue control. Unlike many of the other locations, which terminate within a private parking lot thus keeping the impacts off of the adjacent roadways, this drive-through terminates at the site entrance at the public right-of-way. The Planning Commission does not find that the mere number of parking provided and drive-through queue length at the Project site sufficiently mitigates the potential external negative effects that the traffic blockage to this location will cause, mainly cars being queued out of the drive-through stacking area and into Riverpark Boulevard right-of-way causing blockage on not only Riverpark Boulevard but also into the intersection with East Vineyard Avenue.

As a result, any excess queue would immediately spill into the adjacent right of way, blocking both pedestrian and vehicular circulation. Given the major implications of a back up at the East Vineyard Avenue and Riverpark Boulevard intersection, a Transportation Demand Manage Plan is not sufficient to address these adverse impacts. As the project cannot reasonably ensure that vehicles will not exceed the queue and bleed into the right-of-way, the Project would create a safety hazard as vehicles backing up into the intersection will create additional pedestrian conflicts, a traffic delay, and an increased potential for traffic accidents in the intersection. For the reasons stated above, this Finding cannot be met.

(3) The site that is subject to the Special Use Permit shall be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and items which may be required by Section 16-532 (Conditions).

The site is not adequate in size and shape to accommodate the parking and loading facilities required pursuant to the Oxnard City Code. The Planning Commission does not support the administrative parking modification, and as a result the Project has a parking deficiency of 15 spaces, per the Oxnard City Code Section 16-622(F). Of the 35 spaces only 20 are actual parking spaces, as the remainder are provided in the drive-through. The provided parking study did not present a sufficient locally based justification that 20 spaces are sufficient to provide for employee parking, designated mobile pick up, curbside pick up, and regular onsite parking demand for customers. The provided parking study did not present a sufficient locally based justification that 16 drive-through queue spaces

are sufficient. Additionally, the Project site is not sufficient in size to allow for required loading space, which has not been provided. As designed, the site cannot accommodate loading activities while maintaining onsite circulation, due to the one way travel design. This would result in the potential for vehicles to spill out into the adjacent right-of-way, as motorists would not be able to adequately navigate through the site. For the reasons stated above, this Finding cannot be met.

(4) The site that is subject to the Special Use Permit shall be served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate.

The Project will create or significantly aggravate traffic problems at the adjacent roadways and intersections, which will have a direct and adverse impact on the adjacent highways (US 101 and CA 232). The added traffic demand from the Project would result in a greater-than-average likelihood of grid blocking at the intersection and being exacerbated or occurring at greater frequencies due to cars extending out into Riverpark Boulevard. The ability to make a U-turn traveling eastbound on RiverPark Boulevard is problematic, and the project would necessitate the installation of a No U-turn sign at that location. However, the intersection of Vineyard Avenue and Riverpark Boulevard is a state controlled intersection. As a result, any changes to the operation of the intersection would need to be approved by the California Department of Transportation (Caltrans), and would ultimately be controlled by Caltrans. Since the intersection is not under the applicant's or the City's control, the Project cannot be required to install the necessary signage as a condition of this permit. For the reasons stated above, this Finding cannot be met.

SECTION 2. Based on the findings set forth above, each of which provides a separate and distinct basis for denial, the Planning Commission hereby denies Planning and Zoning Permit No. 21-550-01 (Major Modification) as the Planning Commission is unable to make all of the Findings required by Oxnard City Code Section 16-531 in order to grant a Special Use Permit.

SECTION 3. The proposed project is Statutorily Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15270 ("Projects Which are Disapproved") because the proposed Project is denied.

SECTION 4. The decision of the Planning Commission shall be final unless an appeal of the action is filed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

SECTION 5. The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 13th day of January 2022.

_____
Daniel Chavez, Jr., 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 13th day of January, 2022, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

_____
Scott Kolwitz, Secretary

ATTACHMENT
B

Staff Presentation

Vineyard Starbucks Site Renovations

Planning & Zoning Permit No. 21-550-01
(Major Modification to U-916 (Special Use Permit))

Applicant: Beverly Metz, Starbucks, Applicant

Joe Pearson II, Senior Planner
Scott Kolwitz, Planning and Environmental Services Manager

Planning Commission
January 13, 2022

CITY OF OXNARD CALIFORNIA

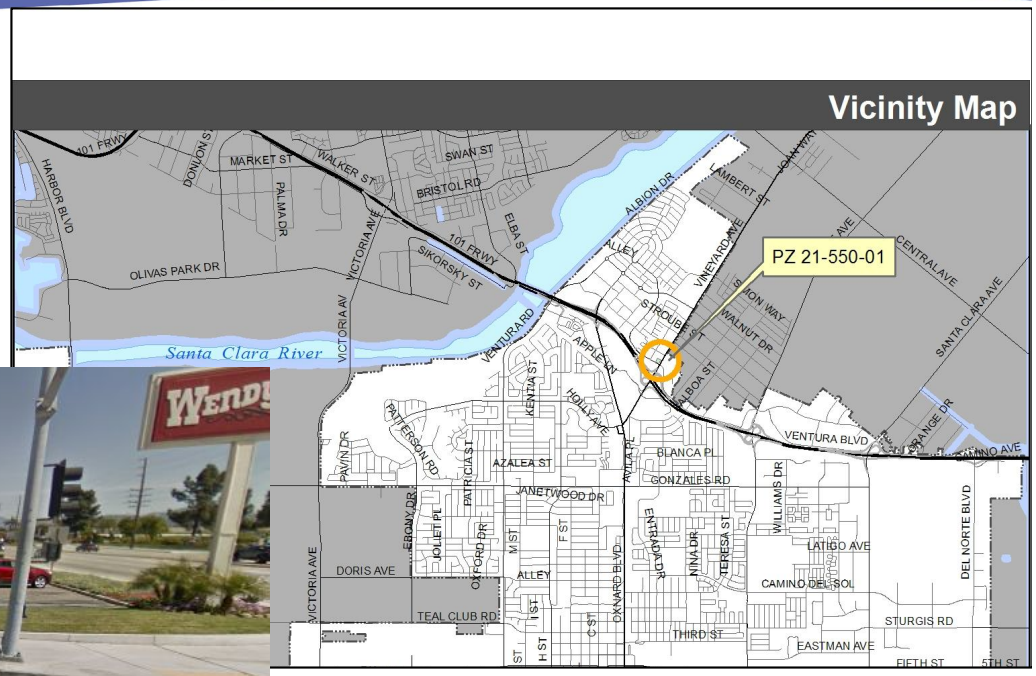
Project Description (SUP)

- A request for a Major Modification (MJMD) to Special Use Permit U-916 to allow for modifications to an existing 2,450 sq ft drive-through fast food restaurant building and to allow for a drive-through coffee shop on a 0.66 acre site:
  - 50 square foot addition.
  - Redesign of the drive-through lane to increase the queue length from 5 vehicles to 16 vehicles.
  - 20 parking spaces
    - Grant administrative parking relief to allow for a decrease in the number of parking spaces and to allow for up to 25 percent of the required parking spaces to be compact spaces.
  - Facade, landscaping, and infrastructure improvements
  - Revised Site and drive-through signage

Project Location

Subject Site: 2551 North Vineyard Avenue

Existing Wendy's Drive-through restaurant



Project Location

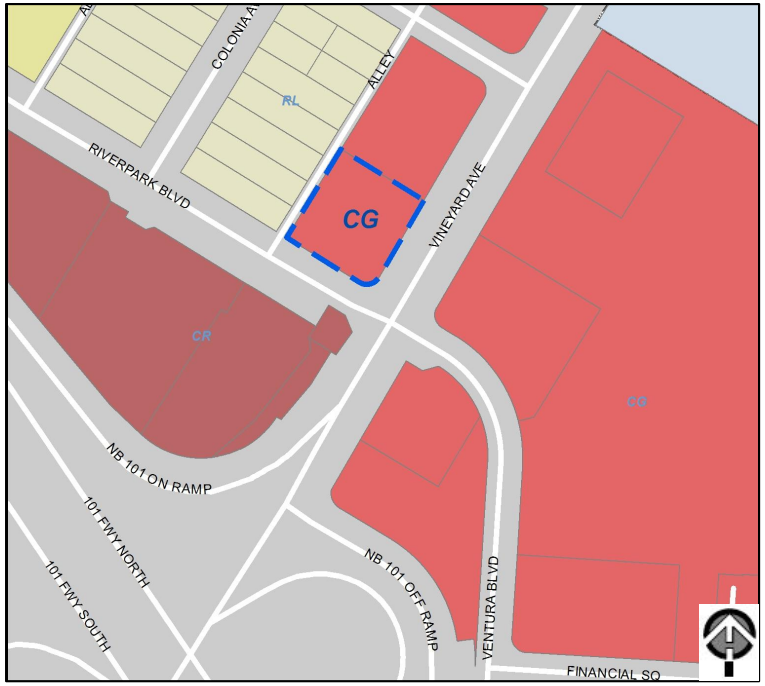
Aerial-View

Reference North

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Commercial General	General Commercial Planned Development (C-2-PD)	Fast Food Restaurant (Wendys)
North	Residential Low	Single-Family Planned Development (R-1-PD)	Single Family
South	Commercial General	C-2-PD	Shopping Center
East	Commercial General	C-2-PD	Shopping Center
West	Commercial Regional	Specific Plan (RiverPark)	Fast Food Restaurant (McDonalds)

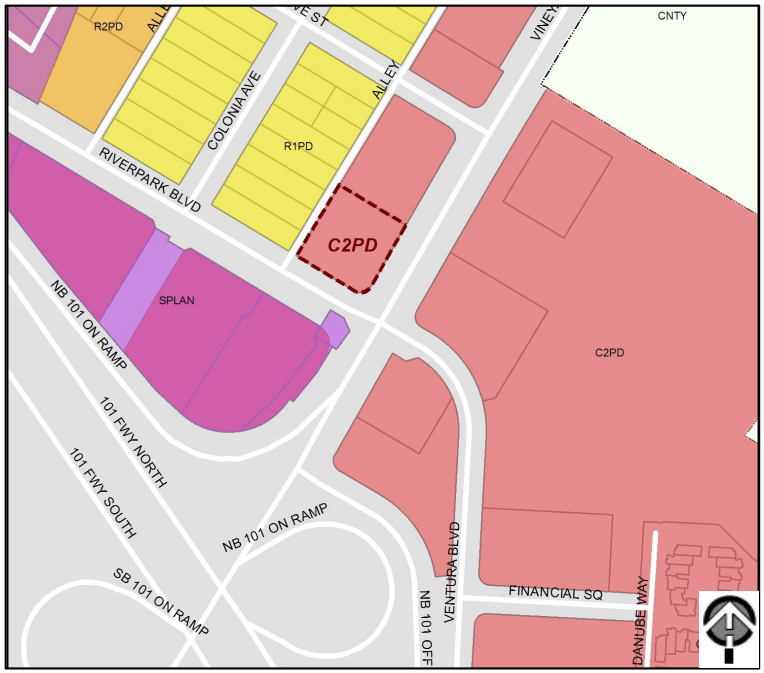
General Plan & Zoning Maps

General Plan Land Use Designation



Commercial General (CG)

Zoning Designation



General Commercial-Planned Development (C-2-PD)

Background - Existing Restaurant

- The existing drive-through restaurant and signage were approved in 1980, through a Special Use Permit. Since that time the site has generally remained unchanged, with only minor facade and landscape changes taking place.

Prior Planning Commission Hearings

- On November 4, 2021, the Planning Commission made a motion to continue the Project to the Planning Commission meeting on November 18, 2021, at the request of the Applicant
- On November 18, 2021, the Planning Commission reviewed and deliberated the merits of the Project. The Planning Commission voted on three motions.
  - Motion of Intent to Deny the project (Failed 3 to 3, with one Planning Commissioner absent)
  - Motion to Approve the project (Failed 3 to 3, with one Planning Commissioner absent).
  - Motion to continue the item to the Planning Commission's meeting of December 2, 2021(Approved 6 to 0, with one Planning Commissioner absent).

December 2, 2021 Planning Commission Hearing

- On December 2, 2021, the Planning Commission considered the Project and made a Motion of Intent to Deny the Project as they could not make all of the Findings required to grant the Major Modification in accordance with Oxnard City Code Section 16-531.
- Specifically, the Planning Commission found they could not make required Finding numbers 2, 3, and 4, due to:
  - Adverse impacts to public health and safety,
  - The inadequate size and shape of the property, and
  - Adverse impacts to adjacent highways as designed.
- The Planning Commission continued the hearing to January 13, 2022, to ratify the action by approving a Resolution of Denial.

Staff Recommendation

Recommendation: That the Planning Commission:

a) Find the Project to be Statutorily Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15270 ("Projects Which are Disapproved"); and

b) Adopt Resolution 2022-XX denying Planning and Zoning Permit No. 21-550-01 (Major Modification to U-916 (Special Use Permit)), subject to the findings.

CITY OF
OXNARD
CALIFORNIA

Questions

PLANNING COMMISSION
MEMORANDUM

TO: Planning Commission

FROM: Joe Pearson II, AICP, Senior Planner

DATE: January 13, 2022

SUBJECT: **Project Name: RiverPark Specific Plan Amendment & Development Agreement Amendment**; Planning and Zoning Permit No. 20-630-01 (Seventh Amendment to the RiverPark Specific Plan) and PZ No. 20-670-04 (Sixth Development Agreement Amendment) and certification of an Addendum to Final Environmental Impact Report No. 00-03; The Project is located in the RiverPark Specific Plan area generally located North of the Ventura Freeway (Highway 101), west of East Vineyard Avenue, east of the Santa Clara River, and south of Central Avenue.

Recommendation: That the Planning Commission ("**Commission**"):

a. Adopt Resolution 2022-XX recommending City Council approval of Planning and Zoning Permit No. 20-630-01 (Amendment to The RiverPark Specific Plan) and to remove the Residential: Very High land use from District D of the RiverPark Specific Plan Amendment, subject to certain findings, and certification of an Addendum to FEIR No. 00-03; and
b. Adopt Resolution 2022-XX recommending City Council approval of Planning and Zoning Permit No. 20-670-04 (Sixth Amendment to Development Agreement No. A-6128) for The RiverPark Specific Plan, subject to certain findings, and certification of an Addendum to FEIR No. 00-03.

Summary

On December 16, 2021, the Planning Commission (the "Commission") considered PZ No. 20-630-01 (Seventh Amendment to the RiverPark Specific Plan) and PZ No. 20-670-04 (Sixth Development Agreement Amendment) and certification of an Addendum to Final Environmental

Impact Report No. 00-03[1] and made the following recommendation to modify staffs' recommended action:

MAIN MOTION:

Vice Chair Arruejo moved and Commissioner Connelly seconded a motion to adopt Resolution recommending City Council approval of Planning and Zoning Permit No. 20-630-01 (Amendment to the RiverPark Specific Plan), subject to certain findings, and certification of an Addendum to FEIR No. 00-03; and adopt a Resolution recommending City Council approval of Planning and Zoning Permit No. 20-670-04 (Sixth Amendment to Development Agreement No. A-6128) for the RiverPark Specific Plan, subject to certain findings, and certification of an Addendum to FEIR No. 00-03, subject to certain findings and conditions.

SECOND MOTION (AMENDMENT TO MAIN MOTION):

Vice Chair Arruejo moved and Commissioner Connelly seconded a motion to remove Development Agreement Amendment requests 2 (Set applicable impact fees at the rates effective September 24, 2018 for the term of the agreement, except as otherwise modified) and 7 (Set the Traffic Impact Fee at the rate in effect September 24, 2018 for the term of the agreement) from the Development Agreement.

SECOND MOTION (AMENDMENT TO MAIN MOTION) VOTE:

Chair Chavez and Vice Chair Arruejo voted in favor. Commissioners Connelly, Lopez, Meyer, Nash, and Sanchez voted against. The motion failed 2:5:0:0:0[2].

THIRD MOTION (SECOND AMENDMENT TO MAIN MOTION):

Commissioner Connelly moved and Vice Chair Arruejo seconded a motion to remove potential residential development within District D from the Specific Plan Amendment request and continue the project to a date certain of January 13, 2022.

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[1] The project consists of the following requested actions:

a. Text and map amendments to the RiverPark Specific Plan to introduce a new high density land use designation within Planning Districts B, C, and D (Residential: Very High (30-80 units/acre)); create a new development type (Apartments - Urban); revise planning area boundaries; update the Land Use Table; and update exhibits for consistency with proposed changes. This amendment would allow development of up to 1,025 additional residential units (District B = 333 units; District C = 280 units; and District D = 412 units), in exchange for a reduction of up to approximately 562,457 square feet of non-residential development.
b. Development Agreement Amendment to allow for a time extension, impact fee modifications, and define future affordable housing requirements.

The Project is located in the RiverPark Specific Plan area generally located North of the Ventura Freeway (Highway 101), west of East Vineyard Avenue, east of the Santa Clara River, and south of Central Avenue.

[2] In Favor: Against: Absent: Abstain: Recused

THIRD MOTION (SECOND AMENDMENT TO MAIN MOTION) VOTE:
Chair Chavez, Vice Chair Arruejo, Commissioners Connelly, Lopez, and Sachez voted in favor. Commissioners Meyer and Nash, voted against. The motion carried 5:2:0:0:0[3].

MAIN MOTION VOTE:
The Commission did not vote on the main motion.

Staff has prepared the amended Resolution recommending approval of the Project to City Council without the Residential: Very High land use designation in District D and removing the additional 412 units associated with District D and maintaining the potential commercial allowed (Attachment A). The Applicant team has prepared a modified version of the RiverPark Specific Plan Text and Map Amendments as Recommended by the Planning Commission (Attachment A: Exhibit 1). Staff has updated the Resolution recommending approval of the Development Agreement Amendment to reflect an action on January 13, 2022, but no other changes have been made to the Development Agreement Amendment Resolution (Attachment C).

The Planning Commission's recommended action would still result in the new land use designation being applied in combination with the existing Commercial: Regional land use in District B and C, only. With the change, the Specific Plan Amendment would allow for the development of up to 613 additional residential units under the RPSP, in exchange for a reduction of up to approximately 336,377 square feet of non-residential development potential in accordance with specified development scenarios, as identified below in Table 1.

Table 1

Residential Option Development Scenarios		
Scenario	**Additional Residential Units**	**Reduction in Commercial Development**
Districts B & C	613	-336,377
District B	333	-182,730
District C	280	-153,647

Appeal Process
The requested actions for the SPA and DAA are recommendations to the City Council. As the Planning Commission does not take formal action, but recommends an action to the City

[3] In Favor: Against: Absent: Abstain: Recused

Council, an Appeal procedure is not necessary. All aspects of this Project shall not become effective unless and until the City Council approves the Development Agreement.

Attachments

A. Resolution Recommending Approval for SPA No. 7 and Addendum
   Exhibit 1: RiverPark Specific Plan Text and Map Amendments (Individual Pages) with Modifications as Recommended by the Planning Commission
B. Resolution Recommending Approval for Second DAA and Addendum
C. December 16, 2021 Planning Commission Staff Report (including attachments)
D. Staff Presentation

RESOLUTION NO. 2022-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. 20-630-01 (SPECIFIC PLAN AMENDMENT NO. 7 TO THE RIVERPARK SPECIFIC PLAN) TO AMEND THE LAND USE PLAN AND TEXT WITHIN THE RIVERPARK SPECIFIC PLAN TO ALLOW RESIDENTIAL DEVELOPMENT IN DISTRICTS B AND C IN EXCHANGE FOR A REDUCTION OF COMMERCIAL SQUARE FOOTAGE, AND RECOMMENDING THAT THE CITY COUNCIL CERTIFY ADDENDUM NO. 15 TO FINAL ENVIRONMENTAL IMPACT REPORT NO. 00-03 FOR THE RIVERPARK SPECIFIC PLAN, GENERALLY LOCATED NORTH OF THE VENTURA FREEWAY (HIGHWAY 101), WEST OF EAST VINEYARD AVENUE, EAST OF THE SANTA CLARA RIVER, AND SOUTH OF CENTRAL AVENUE. FILED BY ANN WALSH OF SHEA PROPERTIES, 2751 PARK VIEW COURT, SUITE 261, OXNARD, CA 93036.

WHEREAS, on September 10, 2002 the City Council approved the entitlements for The RiverPark Specific Plan 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 RiverPark Specific Plan 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 Planning Commission of the City of Oxnard has considered the proposed map and

text amendment to Pages i, 1.1, 1.6, 2.1, 2.9, 2.11, 2.12, 2.13, 2.14, 2.15, 2.16, 2.17, 2.18, 2.20, 2.21, 2.22, 2.23, 2.26, 2.27, 2.28, 2.29, 2.30, 2.31, 3.1, 3.4, 4.2, 4.5, 4.32, 6.5, 6.6, 7.5, 7.6, 7.18, 7.19, 8.3, and 8.4; and Exhibits 2.B, 2.C, 2.D, 2.I, 2.J, 3.A, 3.B, and 3.C of The RiverPark Specific Plan to introduce a new high density land use designation within Planning Districts B, C, and D (Residential: Very High (30-80 units/acre)); create a new development type (Apartments - Urban); revise planning area boundaries; update the Land Use Table; and update exhibits for consistency with proposed changes. The new land use designation will be applied in combination with the existing Commercial: Regional land use. This will allow for the option to develop up to 1,025 additional residential units under the RiverPark Specific Plan, in exchange for a reduction of up to approximately 562,457 square feet of non-residential development potential in accordance with specified development scenarios, as identified in the RiverPark Specific Plan within the project area (herein referred to as the **"Project"**); and

WHEREAS, on December 16, 2021, the Planning Commission of the City of Oxnard ("**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. 7 (PZ 20-630-01) in accordance with Chapter 16-575 of the Oxnard City Code; and

WHEREAS, on December 16, 2021, the Planning Commission reviewed all of the information provided in the staff report and considered the testimony given at the public hearing, including all written communications to the Planning Commission, as well as other pertinent information and deliberated the merits of the Project. The Planning Commission voted to amend staff's recommended action to remove the Residential: Very High land use from District D of the RiverPark Specific Plan and not allow additional housing in District D, subject to the preparation of a written amended resolution to be considered at the Planning Commission meeting on January 13, 2022; and

WHEREAS, the Planning Commission finds, after due study, deliberation and a duly noticed public hearing on January 13, 2022, and received and reviewed written and oral comments, presented by staff and the Applicant with a series of questions, and that the project, as amended, 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 and Development Agreement Amendment (DAA) Land Use, Aesthetic, Earth Resources, Biological Resources, Water Resources, Transportation and Circulation, Agricultural Resources, Air Quality, Noise, Public Schools, Fire Protection, Police Protection, Parks and Recreation, Solid Waste Management, Library Services, Stormwater Drainage, Water Supply and Distribution, Wastewater Service, Entergy, Cultural Resources, Hazards, Wildfire, and Tribal Cultural Resources. The EIR Addendum concluded that no additional significant impacts were identified in Addendum No. 15 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. 15 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 and DA 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 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 following circumstances exist:

1. As initially outlined in Section 6(b) and Attachment F of the Planning Commission Staff report dated December 16, 2021, and with the removal of the Residential: Very High land use from District D of the RiverPark Specific Plan Amendment, the proposed Specific Plan Text and Map Amendment is in conformance with the 2030 General Plan and other adopted policies of the City of Oxnard;

2. As initially outlined in Section 6(c) of the Planning Commission Staff report dated December 16, 2021, and with the removal of the Residential: Very High land use from District D of the RiverPark Specific Plan Amendment, the proposed Specific Plan Text

and Map Amendment is a logical refinement and internally consistent with the adopted RiverPark Specific Plan;

3. As determined in the Addendum to FEIR No. 00-03, the proposed Specific Plan Text and Map Amendments will not adversely affect or be materially detrimental to adjacent land uses, buildings or structures or to the public health, safety or general welfare; and

4. As initially outlined in Section 6(c - g) of the Planning Commission Staff report dated December 16, 2021, and with the removal of the Residential: Very High land use from District D of the RiverPark Specific Plan Amendment, the proposed RiverPark Specific Plan Amendment conforms to adopted City standards and constitutes good City planning; 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. 20-630-01 (Specific Plan Amendment No. 7 to RiverPark Specific Plan) to amend Sections Pages i, 1.1, 2.1, 2.9, 2.11, 2.12, 2.13, 2.14, 2.15, 2.16, 2.17, 2.18, 2.20, 2.21, 2.22, 2.23, 2.26, 2.27, 2.28, 2.29, 2.30, 2.31, 3.1, 3.4, 4.2, 4.5, 4.32, 6.5, 6.6, 7.5, 7.6, 7.18, 7.19, 8.3, and 8.4; and Exhibits 2.B, 2.C, 2.D, 2.I, 2.J, 3.A, 3.B, and 3.C of The RiverPark Specific Plan to introduce a new high density land use designation within Planning Districts B and C (Residential: Very High (30-80 units/acre)); create a new development type (Apartments - Urban); revise planning area boundaries; update the Land Use Table; and update exhibits for consistency with proposed changes. The new land use designation will be applied in combination with the existing Commercial: Regional land use. This will allow for the option to develop up to 613 additional residential units under the RiverPark Specific Plan, in exchange for a reduction of up to approximately 336,377 square feet of non-residential development potential in accordance with specified development scenarios, as identified in the RiverPark Specific Plan, subject to mitigations listed in FEIR No. 00-03 for The RiverPark Specific Plan (all amendments as identified within Exhibit A).

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. 15 to FEIR No. 00-03, and Subsequent Addendums was considered by the Planning Commission at the public hearing for the RiverPark Specific Plan Amendment and Development Agreement Amendment. The 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 to the MND 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.

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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 13th day of January 2022 by the following vote:

_____
Daniel Chavez, Jr, Chair

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

RECUSED: Commissioners:

_____
Scott Kolwitz, Secretary

EXHIBIT 1

SPECIFIC PLAN AMENDMENT PAGES

final submittal
12/3/2021
District D alternate

AMENDMENT to the RIVERPARK SPECIFIC PLAN

CITY OF OXNARD, CALIFORNIA
SHEA PROPERTIES

RIVERPARK

Jurisdiction	City of Oxnard
Developer	RiverPark Development, LLC
Project Management	Keller CMS, Inc.
Prime Consultant, Planning and Urban Design	AC Martin Partners, Inc.
Commercial Planning	RTKL
Residential Design Standards	William Hezmalhalch Architects, Inc.
Landscape Architecture	EDSA
Civil Engineering	Huitt-Zollars, Inc.
Wetlands Planning	Integrated Water Resources, Inc.
Traffic Planning and Engineering	Crain and Associates
Reclamation	Fugro West, Inc.
Natural Factors	BioResource Consultants
Legal	Colantuono, Levin and Rozell, APC

RiverPark Specific Plan 2021 Amendment

incorporating Specific Plan Amendments and
errata items and Minor Modification through December 3, 2021
District D alternate

Update prepared by
the City of Oxnard
Di Cecco Architecture, Inc.
Meridian Consultants
Gibson Traffic Engineers

1.1 PROJECT SUMMARY
1.2 PURPOSE OF THE SPECIFIC PLAN
1.3 LEGAL ASPECTS
1.4 COMMUNITY SETTING
1.5 PROPOSED LAND USE, OPEN SPACE AND UTILITIES
1.6 ORGANIZATION OF THE SPECIFIC PLAN

1.1 PROJECT SUMMARY

RiverPark is a 702-acre new community located at the northeast portion of the intersection of the Ventura Freeway and the Santa Clara River in southern Ventura County, California (Exhibits 1.A and 1.B).

RiverPark development objectives are derived from the physical, demographic and market environment of the Specific Plan Area, identified development needs and potentials, and the provisions of the City of Oxnard's 2020 General Plan. Based on completed market studies, build-out is anticipated in ten to fifteen years.

RiverPark has been carefully planned as a master-planned, mixed-use community with a strong sense of place. It is intended to foster social cohesion, minimize energy use, and encourage pedestrian activity. All aspects of RiverPark are designed to achieve these ends.

- Each of RiverPark's thirteen Planning Districts will have its own character and identity, yet each will contribute to creating RiverPark as a cohesive community.
- The project includes the facilities needed by a complete community: residential neighborhoods, regional and neighborhood retail centers, a hotel, elementary and secondary schools, and a complete system of parks and play fields.
- These facilities are linked by a project-wide open space, pedestrian and vehicle circulation and utility network.
- The site plan and circulation network are designed and coordinated to invite and maximize pedestrian use. This is achieved by providing mixed land uses within walkable distances and linking them with attractive pedestrian corridors and public transit.
- The core of the community, its residential neighborhoods, can incorporate up to 3,656 single-family and multi-family units in a wide variety of detached and attached product types. The variety, character and quality of these neighborhoods will reflect the character and history of Oxnard and fulfill the intentions of the City of Oxnard 2020 General Plan. Affordable housing will be provided per 7.10.3 of this Specific Plan.
- Up to 2,098,000 square feet of retail, hotel/convention and office uses, supported by convenient parking as well as the local and regional commercial markets, will serve RiverPark's neighborhoods.
- Community and publicly-oriented facilities will include three schools, a number of passive and active parks of varying sizes, and sites which can be used by public entities such as religious institutions and recreational centers.
- The landscape will be a rich and attractive open space environment. All of RiverPark's open space areas, including its circulation corridors, are planned as embracing, inviting environments supporting pedestrian use, social interaction, recreation and play.
- The landscape plays a critical environmental role by preserving attractive viewsheds, creating vistas, providing comfortable microclimates, establishing visual identity, buffering noise and unattractive views, and creating privacy. The landscape will also preserve areas of unique visual, historic and natural value on the site.
- A new storm water control system accommodates flows from within and outside the property. The existing sand and gravel pits and related surface facilities will be reclaimed and remediated to ensure protection of surface water and ground water quality.

2.1 INTRODUCTION
2.2 LAND USE CONCEPT
2.3 PROJECT BOUNDARIES AND PLANNING DISTRICTS
2.4 LAND USES
2.5 DEVELOPMENT CONTROLS

2.1 INTRODUCTION

The Land Use Master Plan is the basic coordinating master plan of this document and establishes some of the key development requirements.

This Section defines RiverPark's land use concept and Specific Plan Area boundaries. It then defines the boundaries of the thirteen Planning Districts which together comprise the Specific Plan Area. For each of these Planning Districts, Section 2 then defines allowable development in terms of parameters including: Permitted and Specially Permitted land uses, location of land uses, maximum allowable commercial square footage, the maximum number of dwelling units for the Project as a whole, and the allowable range of dwelling units and allowable uses within each Planning District.

2.2 LAND USE CONCEPT

2.2.1 Summary

The RiverPark Project provides a complete and balanced mix of residential, commercial, entertainment and open space uses serving a broad range of local and regional users. Exhibit 2.A, the Illustrative Site Plan, shows a plan view of RiverPark in accordance with the standards of the Specific Plan.

2.2.2 Land Use Concept

2.2.2.1 The Residential Community

Number of Units: Up to 3,656 residential units will be permitted by the Specific Plan. These units will serve the City of Oxnard and the region as a significant new housing resource for people with a broad range of incomes and lifestyles.

Permitted Residential Land Uses: Three categories of permitted residential land uses are defined in the Land Use Plan, Permitted Uses, Exhibit 2.B:

- Residential: Low-Medium (densities between 8 and 12 dwelling units per gross acre).
- Residential: Medium (densities between 12 and 18 dwelling units per gross acre).
- Residential: High (densities between 18 and 30 dwelling units per gross acre).
- Residential: Very High (densities between 30 and 80 dwelling units per gross acre).

The term "gross acre" is defined in Section 8.

Location of Residential Densities: Single-family detached homes in the northern portion of RiverPark (RiverPark "B") transition to multi-unit housing with the greatest density adjacent to the Regional Commercial uses in the southern portion of the Project, RiverPark "A."

Residential Product Types: Within each residential land use category, seven product types ranging from single-family detached to multi-family will be allowed, in order to provide a full range of housing opportunities within RiverPark.

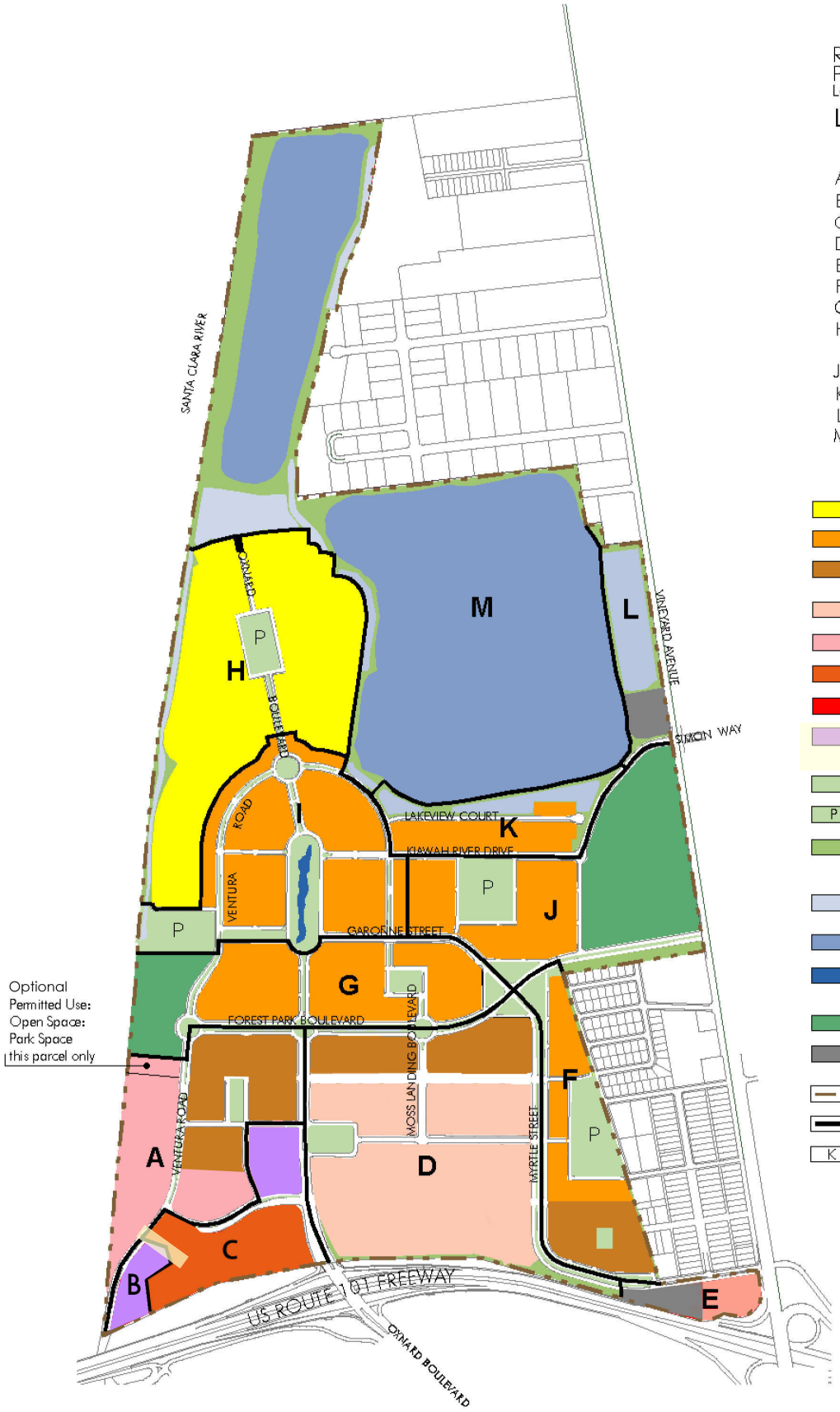
Residential Live/Work Units: Optional live/work units are allowed in certain residential product types, permitting small ground floor retail uses or optional live/work units. See Section 4, the Residential Master Plan, for specific requirements. Also refer to the vertical mixed-use Product Type 5-R described in Section 4, which permits residential uses above the ground levels of certain commercial structures.

Residential Neighborhoods: The residential neighborhoods are designed to be walkable, interconnected, mixed-use and transit-supportive.

2.2.2.2 Commercial Uses

Permitted Commercial Land Uses: The Project will incorporate almost 2.2 million square feet of regional and neighborhood-oriented commercial facilities. The four Specific Plan commercial land uses are defined by the Land Use Plan, Permitted Uses, Exhibit 2.B:

- Commercial: Regional



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 *
- P 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
- K Planning District Designation

N

0 200' 400' 800' 1,600 Feet

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

exhibit 2.B

LAND USE PLAN: PERMITTED USES

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

RIVERPARK LAND USE PLAN:
PERMITTED VERTICAL MIXED USE
AND LIVE/WORK USES
Land Use Plan Date: July 26, 2011

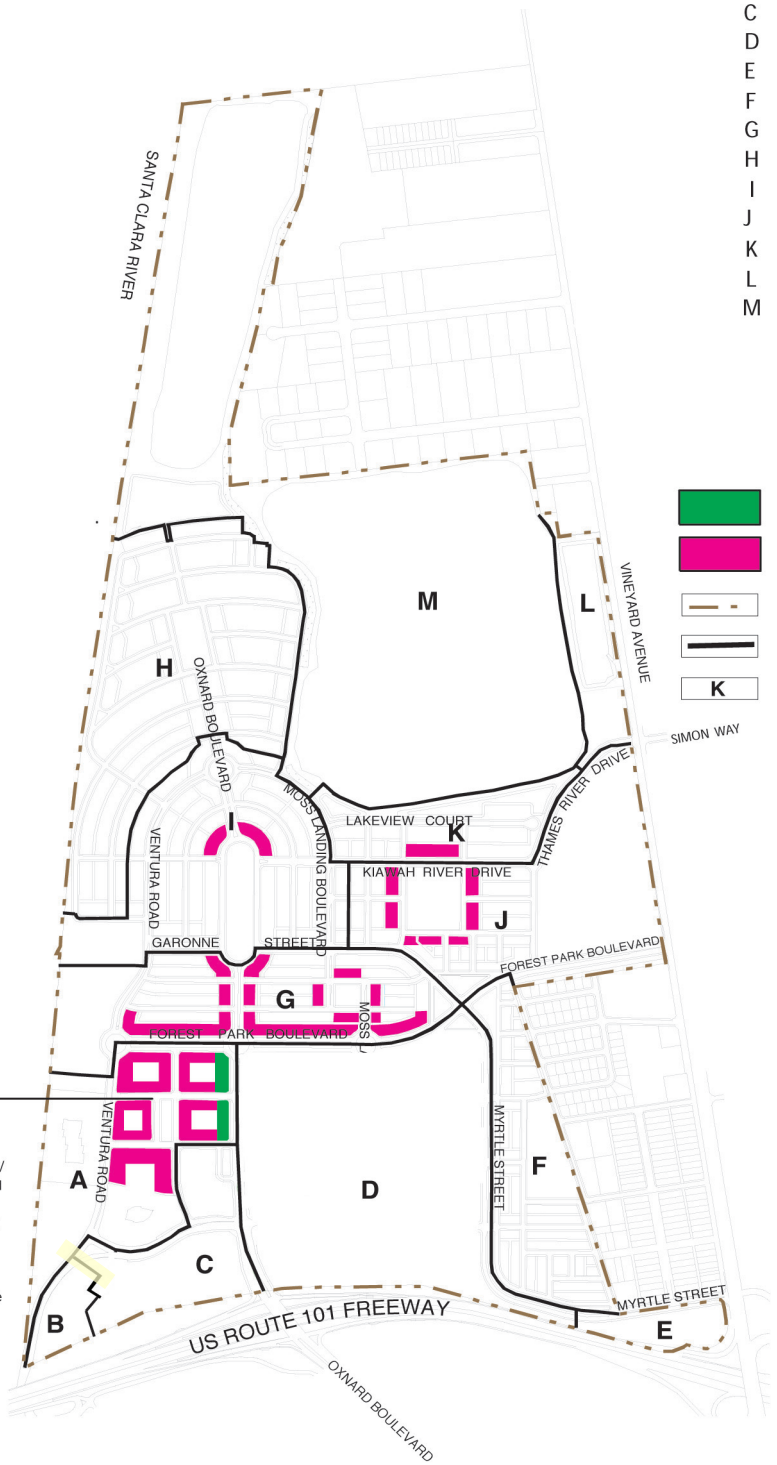
Legend

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

Unit Designations

- Vertical Mixed Use only
- Live/Work or Vertical Mixed Use
- Specific Plan Area
- Planning District Boundary
- K Planning District Designation



Notes:

Development Option "A" illustrated. Live/Work or Vertical Mixed Use permitted in all residential locations of Development Option "B". See sub. section 2.5.2.1

N

0 200' 400' 800' 1,600 Feet

RIVERPARK
exhibit
2.C

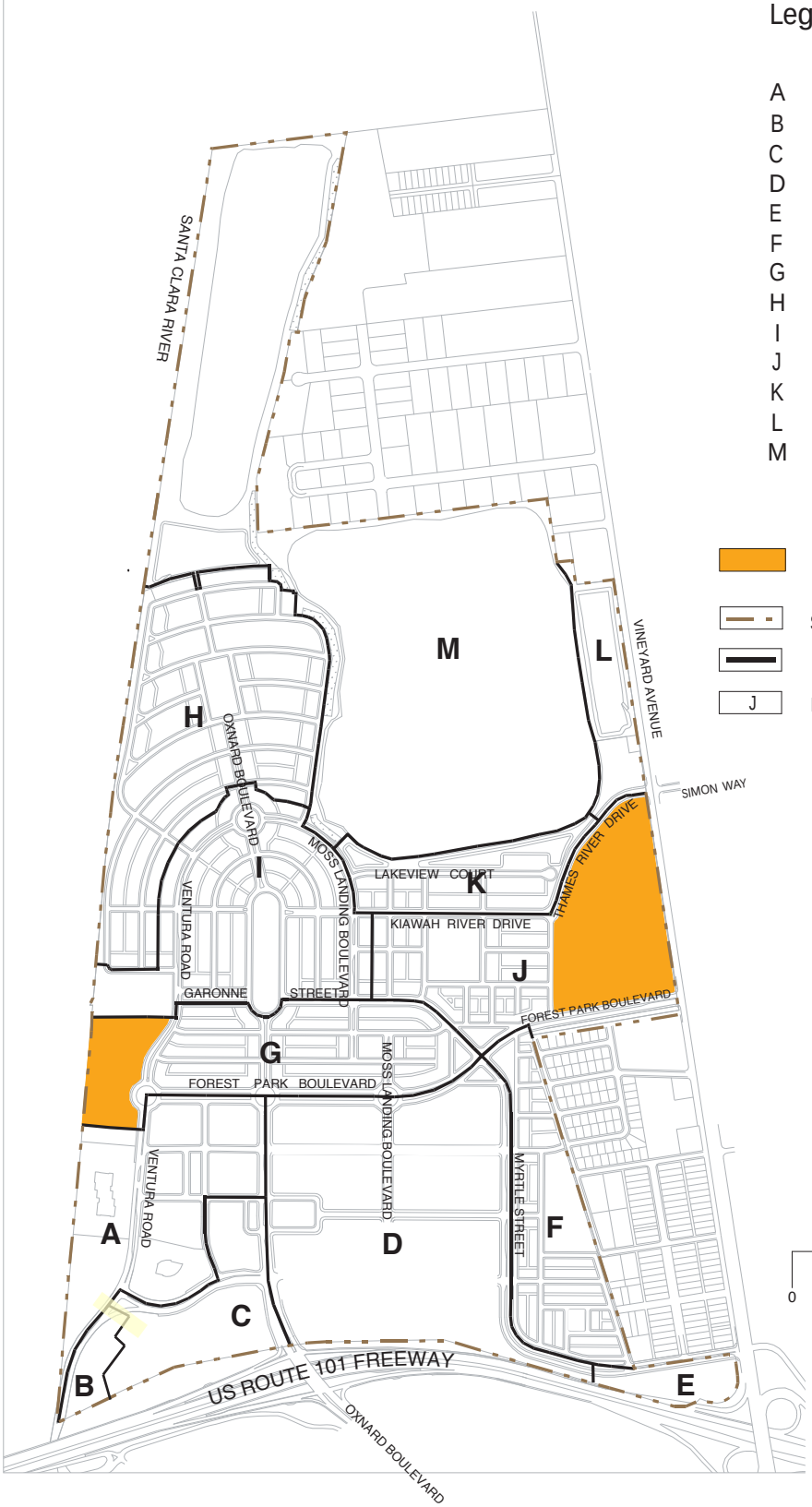
LAND USE PLAN: PERMITTED VERTICAL MIXED USE AND LIVE/WORK USES

August 27, 2002 Land Use Plan Date: February 14, 2002

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

RIVERPARK LAND USE PLAN: SPECIALLY PERMITTED USES

Land Use Plan Date July 26, 2011



Legend

Planning Districts

- A Mixed Use 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: Medium (12-18 DU/gross acre)
- Specific Plan Area
- Planning District Boundary
- J Planning District Designation

Notes:

Planning District G & J : Residential: Medium use for an area designated on the Land Use Plan: Permitted Uses for Schools/Community Park in Planning Districts G & J can only be applied for after the Rio School District submits a letter indicating that it does not want to purchase or utilize the land.

Civic Assembly uses are considered Specially Permitted Uses which may be located within any of the Planning Districts except Planning District M.

0 200' 400' 800' 1,600 Feet

N

RIVERPARK

exhibit

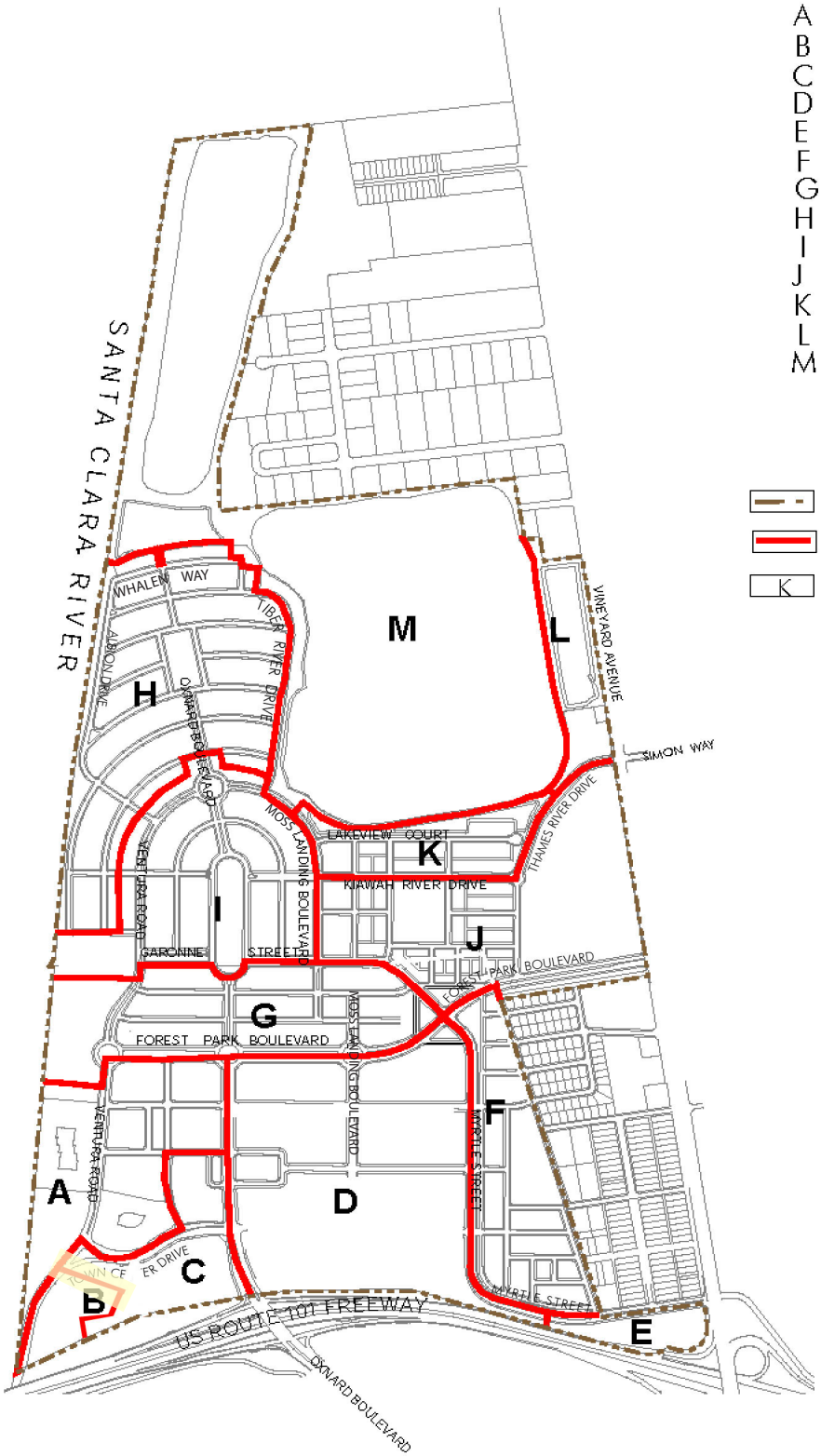
Land Use Plan Date:
February 14, 2002
update through 3/2012

Modified in
SPA1 2010

LAND USE PLAN: SPECIALLY PERMITTED USES

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

2.D



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

Specific Plan Area

Planning District Boundary

K Planning District Designation

N

200' 400' 800' 1,600 Feet

RIVERPARK

exhibit 2.1

PLANNING DISTRICT DESIGNATION

August 27, 2002

update through 3/2012

prepared for ***RiverPark Development, LLC*** *by* **AC Martin Partners** *with*

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

Developer **RiverPark Legacy LLC**
SPA Consultant MERIDIAN CONSULTANTS / GIBSON TRANSPORTATION / DI CECCO ARCHITECTURE

RiverPark SPECIFIC PLAN EXHIBIT 2.J 11/30/21

LAND USE SUMMARY BY PLANNING DISTRICT

Revised per Errata to include development adjustments through 3/12/2012 and Minor Mod dated 3/13/12 / See notes at bottom of this page

Planning District	Land Use	Gross Acreage [1]	Max Commercial KSF Allowable for Each Planning District	Allowable Dwelling Unit Range For Each Planning District [7]
A	**Mixed Use/Office District**			
	MIXED USE *RESIDENTIAL: HIGH* [3]	21.1	0	317-440
	COMMERCIAL: OFFICE Parcels with existing offi	15.4	115	
	Remaining parcels designated Commercial: Office	9.3	341	
	COMMERCIAL:OFFICE/opt. OPEN SPACE:PARK SPACE	1.3	0	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES / DETENTION BASINS	0.4	NA	
	Subtotals Planning District A [10]	47.5	456	317-440
B	**West Peripheral Commercial District**			
	option: COMMERCIAL: REGIONAL [11]	5.5	104	
	option: RESIDENTIAL: VERY HIGH [11,12]			300-333
	Subtotals Planning District B	**5.5**	**104**	**300-333**
C	**West Corridor Commercial District**			
	COMMERCIAL: REGIONAL	24	120	
	COMMERCIAL:-HOTEL [9]		158	
	option: COMMERCIAL: REGIONAL [11]		200	
	option: RESIDENTIAL: VERY HIGH [11,12]			250-280
	OPEN SPACE: PARK SPACE	0.6	NA	
	Subtotals Planning District C	**24.6**	**478**	**250-280**
D	**Town Square Commercial District**			
	COMMERCIAL: REGIONAL (Retail/Entertainment)	68.2	949	
	VERTICAL MIXED USE OVERLAY			0
	RESIDENTIAL: HIGH[3]	15.0	0	320-512
	OPEN SPACE: PARK SPACE	3.5	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	0.8		
	OPEN SPACE: LANDSCAPE BUFFER	0.9	NA	
	Subtotals Planning District D	**88.4**	**949**	**320-512**
E	**East Peripheral Commercial District**			
	COMMERCIAL: REGIONAL	7.5	110	
	PUBLIC FACILITIES	1.4	NA	
	Subtotals Planning District E	**8.9**	**110**	**NA**
F	**Vineyards Neighborhood District**			
	RESIDENTIAL: HIGH[3]	12.3	NA	140-310
	RESIDENTIAL: MEDIUM[3]	15.5	0 [8]	150-172
	OPEN SPACE: PARK SPACE	2.1	NA	
	OPEN SPACE: NEIGHBORHOOD PARK	7.4		
	OPEN SPACE: LANDSCAPE BUFFER	0.6		
	Subtotals Planning District F	**37.9**	**0**	**290-482**
G	**Village Square Neighborhood District**			
	RESIDENTIAL: MEDIUM[3]	37.6	0 [8]	325-425
	OPEN SPACE: PARK SPACE	2.8	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	1.2		
	SCHOOLS / COMMUNITY PARK[2,4,5]	11.4	NA	
	Subtotals Planning District G	**53.0**	**0**	**325-425**
H	**RiverPark Crescent Neighborhood District**			
	RESIDENTIAL: LOW MEDIUM	80.6	NA	450-492
	OPEN SPACE: NEIGHBORHOOD PARKS	3.3		
	Subtotals Planning District H	**83.9**	**0**	**450-492**
I	**RiverPark Loop Neighborhood District**			
	RESIDENTIAL: MEDIUM[3]	43.0	0 [8]	375-510
	OPEN SPACE: PARK SPACE	6.6	NA	
	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[3]	21.0	0 [8]	220-310
	OPEN SPACE: PARK SPACE	1.4	NA	
	OPEN SPACE: NEIGHBORHOOD PARKS	6.1		
	OPEN SPACE: LANDSCAPE BUFFER	2.5		
	SCHOOLS / COMMUNITY PARK[2,4,5]	30.4	NA	
	Subtotals Planning District J	**61.4**	**0**	**220-310**
K	**Lakeside Neighborhood District**			
	RESIDENTIAL: MEDIUM[3]	10.5	0 [8]	70-98
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	8.0	NA	
	Subtotals Planning District K	**18.5**	**0**	**70-98**
L	**Public Facility District**			
	PUBLIC FACILITIES	2.5	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	11.1	NA	
	Subtotals Planning District L	**13.6**	**0**	**NA**
M	**Water Storage / Recharge Basins and Storm Water Control District**			
	OPEN SPACE: MISCELLANEOUS: WATER STORAGE / RECHARGE BASINS	168.6	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	19.3		
	OPEN SPACE: LANDSCAPE BUFFER	14.0	NA	
	Subtotals Planning District M	201.9	0	NA
	TOTALS FOR SPECIFIC PLAN AREA	Total acreage within Specific Plan Area: 701.9 acres Maximum dwelling units allowed within Specific Plan Area: 3,656 du Maximum commercial KSF allowed within Specific Plan Area: 2.089 ksf		

[1] Gross acreage is measured to centerline of bounding streets and / or to the Project Boundary

[2] Net school site area in Planning District **J** = 27.3 acres: Net school site area in Planning District **G** = 10.0 Acres

[3] Vertical Mixed Uses and / or Live/Work units are permitted in portions of this District as defined in Specific Plan Sections 2, 3, 4 and Exhibit 2.C

[4] Specially Permitted Uses are allowed in portions of this area as defined in Specific Plan Section2 (Land Use)

[5] Specially Permitted Land Uses for sites designated for Schools/Community Park land use can only be applied for after the Rio School District submits a letter indicating that it does not want to purchase or utilize the land.

[6] Allocation of residential units among Planning Districts is subject to ongoing monitoring by the Master Developer. Total dwelling units cannot exceed 3,656 units

[7] Density range provides flexibility in allocating residential units within and between Planning Districts. Lower range is a suggested minimum. Upper end of range is regulated through monitoring by Master Developer per note 6 to assure that the total dwelling units within RiverPark does not exceed 3,656

[8] Ground Level Commercial and/or Live/Work use
Refer to Specific Plan Sections 2, 3, and 4 for detailed descriptions of Permitted and Specially Permitted land uses and development standards. This Land Use Summary (Exhibit 2.J) and Exhibits 2.B and 2.C indicate Permitted (by right) uses only. See Section 2 and Exhibit 2.D for Specially Permitted Uses.

[9] Hotel number of rooms is 320 total with corresponding 272k sf, decreased per SPA to 158k sf

[10] Subtotals reflect Development Option A, chosen per page 4.5 of the Specific Plan

[11] Commercial or residential development is allowed as options, but not both. Residential development is also regulated by 7.10.4

[12] Suggested maximums per District. Can be exceeded by up to 15% (per 7.5.3) in Districts B,C, as long as total units do not exceed 613 in those Districts

August 27, 2002
Modified in SPA 2012

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

LAND USE SUMMARY BY PLANNING DISTRICT

RIVERPARK

exhibit 2.J

2.5.2.1 PLANNING DISTRICT A: Mixed-Use/Office District

LAND USE SUMMARY*

Permitted Land Use	*Gross Acreage*	*Max KSF Allowable*	*Allowed DU Range*
MIXED-USE			
Development Option A: All Residential (option chosen)			
RESIDENTIAL: HIGH	21.1	0	317-440
Development Option B: Commercial/Residential (NA)			
COMMERCIAL: OFFICE	14.4	NA	na
RESIDENTIAL: HIGH	6.7	NA	NA
COMMERCIAL: OFFICE			
Parcels with Existing Offices	15.4	115	na
Remaining Parcels Designated Commercial	9.3	341	na
COMMERCIAL: OFFICE OR OPEN SPACE: PARK SPACE	1.3	0	na
OPEN SPACE: MISCELLANEOUS	0.4	na	na
Dry Swales/Detention Basins			
Planning District A Totals Opt. A	**47.5 acres**	**456 KSF**	**317-440 units**
Planning District A Totals Opt. B	**47.5 acres**	**NA KSF**	**100-150 units**

Note:

* See following "Allowed Uses" table for Specially Permitted uses.

2.5.2.1 PLANNING DISTRICT A: Mixed-Use/Office District

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

Permitted Land Use	*Allowed Use*
COMMERCIAL: OFFICE	Professional and administrative offices, including medical, dental, attorneys, engineers, architects, insurance, real estate and other offices not engaged in merchandizing of goods or products.
	Laboratories when incidental to medical, dental and similar uses.
	Banks; savings and loan associations and other financial institutions.
	Retail uses such as restaurants, coffee shops, gift shops and services such as barber shops, health centers and clubs and travel and ticket agencies. These uses are intended to principally serve the building occupants.
	Pharmacies primarily engaged in the merchandizing of pharmaceuticals and medical supplies.
	On-sale and off-sale alcohol*
	Similar uses as determined acceptable by the Director of the Development Services Department of the City of Oxnard.
RESIDENTIAL: HIGH**	Multi-family units
OPEN SPACE: PARK SPACE	Park
OPEN SPACE: MISCELLANEOUS	
Dry Swales/Detention Basins	Dry Swales/Detention Basins

Notes:

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

** Vertical Mixed-Use Overlay: Refer to Section 4.

2.5.2.2 PLANNING DISTRICT **B: West Peripheral Commercial District**

Location: Planning District B lies in the southwest corner of the RiverPark Project site. It is bordered by the Ventura Freeway to the south and the Santa Clara River levee to the west. It is adjacent to Planning District A (Mixed-Use/Office District) and Planning District C (West Corridor Commercial District). The 5.5-acre District is easily accessed from the Ventura Freeway due to the reconstruction of the Santa Clara River bridge crossing including an improved off-ramp and a widened tunnel under the US Route 101 Freeway. Oxnard Boulevard, Ventura Road and Town Center Drive provide surface street access to the Planning District. A landscaped buffer and Caltrans detention basin (not within the Specific Plan Area) separate the buildable sites from the freeway. For the boundaries and location of the Planning District, refer to Exhibit 2.I.

Permitted Land Use: This Planning District permits Residential: Very High and Commercial: Regional land use. The Specific Plan accommodates up to 333 residential units or as an alternate, if the residential units are not constructed, 104,000 square feet of retail uses including offices, retail uses and food service facilities. Residential buildings up to six stories or commercial buildings up to two stories may be constructed, with retail and office uses. The allowable uses will benefit the most from their proximity to 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 applicable to Planning District B:

- Section 3: Commercial Master Plan
- Section 4: Residential Master Plan
- Section 5: Landscape Master Plan
- Section 6: Infrastructure Master Plan
- Section 7: Implementation

2.5.2.2 PLANNING DISTRICT B: West Peripheral Commercial District

LAND USE SUMMARY*

Permitted Land Use	Gross Acreage	Max KSF Allowable	Allowed DU Range
alternate: RESIDENTIAL: VERY HIGH ***			300-333
alternate: COMMERCIAL: REGIONAL ***	5.5	104	
Planning District B Totals	5.5 acres	104** KSF	300-333 units

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

Permitted Land Use	Allowed Use
RESIDENTIAL: VERY HIGH	Multifamily Residential
COMMERCIAL: REGIONAL	Freestanding restaurants; restaurants involving any drive-in or drive-through facilities.
	On-sale and off-sale alcohol*
	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, gift shops and services such as barber shops, health centers and clubs and travel and ticket agencies.
	Office uses.
	Similar uses as determined acceptable by Director of the Development Services Department of the City of Oxnard.

Notes:

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

** Maximum square footage figures based on surface parking only. No parking structures are assumed.

*** Development can be either residential OR commercial but not both.

2.5.2.3 PLANNING DISTRICT C: West Corridor Commercial District

Location: Planning District C is a 24.6-acre site located near the southwestern corner of RiverPark. It is accessed from Oxnard Boulevard to the east and the Ventura Freeway to the south. Occupying a key public location, it is adjacent to Planning District A (Mixed-Use/Office District), Planning District B (West Peripheral Commercial District), and Planning District D (Town Square Commercial District). For the boundaries and location of the Planning District, refer to Exhibit 2.B, Land Use Plan: Permitted Uses and Exhibit 2.I.

Permitted Land Use: The Permitted Land Uses are Residential: Very High and Commercial: Regional, Commercial: Hotel and Open Space: Park Space. The RiverPark Specific Plan allows up to 120,000 square feet of retail uses including offices, retail uses and food service facilities. The Hotel can be up to 158,000 square feet. In addition, up to 280 residential units are allowed, or as an alternate, 200,000 square feet of retail commercial uses are allowed if the residential units are not constructed, for a total of 478,000 s.f. of allowable commercial development within the District. Buildings up to six stories may be constructed, with residential retail, office and hotel uses. The allowable uses will benefit the most from their proximity to 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 applicable to Planning District C:

- Section 3: Commercial District Master Plan
- Section 4: Residential Master Plan
- Section 5: Landscape Master Plan
- Section 6: Infrastructure Master Plan
- Section 7: Specific Plan Implementation

2.5.2.3 *PLANNING DISTRICT* C: West Corridor Commercial District

LAND USE SUMMARY*

Permitted Land Use	*Gross Acreage*	*Max KSF Allowable*	*Allowed DU Range*
alternate: RESIDENTIAL: VERY HIGH **	24		250-280
alternate: COMMERCIAL: REGIONAL **		200	
COMMERCIAL: REGIONAL		120	
COMMERCIAL: HOTEL		158	
OPEN SPACE: GREEN SPACE	0.6		
Planning District C Totals	24.6 acres	478	250-280 units

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

Permitted Land Use	*Allowed Use*
RESIDENTIAL: VERY HIGH	Multifamily Residential
COMMERCIAL: REGIONAL	Retail uses such as restaurants, coffee shops, gift shops and services such as barber shops, health centers and clubs and travel and ticket agencies, intended to serve principally the building occupants.
	Banks; savings and loan associations and other financial institutions.
	Office Uses
	On-sale and off-sale alcohol*
	Similar uses as determined acceptable by Director of the Development Services Department of the City of Oxnard.
COMMERCIAL: HOTEL	
	Retail uses such as restaurants, coffee shops, gift shops and services such as barber shops, health centers and clubs and travel and ticket agencies.
	Banks; savings and loan associations and other financial institutions.
	Hotel
	Convention facilities including meeting and conference rooms, food service, foyers.
	On-sale and off-sale alcohol*
	Similar uses as determined acceptable by Director of the
OPEN SPACE: PARK SPACE	

Notes:

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

** Alternate development is residential or commercial but not both

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

Location: The 88.4-acre Planning District D is bordered by Forest Park Boulevard to the north, the Ventura Freeway to the south, Myrtle Street to the east and Oxnard Boulevard to the west. The adjacent Planning Districts are: Planning District A (Mixed-Use/Office District), Planning District C (West Corridor Commercial District), Planning District F (Vineyards Neighborhood District) and Planning District G (Village Square Neighborhood District). For the boundaries and location of the Planning District, refer to Exhibit 2.I.

Permitted Land Use: The Permitted Land Uses are: Commercial: Regional, Vertical Mixed-Use Overlay, Residential: High, Open Space: Green Space, Open Space: Miscellaneous: Dry Swales/Detention Basins, and Open Space: Landscaped Buffer. This Planning District has two major components: the Retail Center and a Residential_High District

Retail Center: The Retail Center is planned around a Town Square, whose boundaries are defined by two major anchor retail centers and smaller retail and food establishments. Uses will include lifestyle retail, service retail, entertainment and restaurant facilities. The Retail Center extends northward to Forest Park Boulevard through ground floor retail in the residential area of this Planning District.

The central open space in District D, the "Town Square", is similar in scale and character to that of traditional town plazas. On the east side of Oxnard Boulevard will be a dedicated drop-off area for local and tour buses, queuing, tourist information and a newsstand. Pedestrian and vehicular connections will lead directly to the retail and entertainment area beyond.

A public library storefront, police substation and post office are permitted uses within the Commercial District, ~~as are up to 400 optional live/work dwelling units located above the commercial structures.~~

Residential: High Area: A 15.0 acre Residential: High residential community of between 220 and 512 high-density units is located on the south side of Forest Park Boulevard. These units serve as a transition between the medium density residential units to the north and the commercial facilities to the south.

Specially Permitted Land Use: Yes

~~**Vertical Mixed-Use Overlay:** Yes. See Exhibit 2.C~~

Optional Live/Work Units: Yes. See Exhibit 2.C

Other Specific Plan Development Controls: Refer to the following sections for additional development controls and implementation information applicable to Planning District D:

- Section 3: Commercial District Master Plan
- Section 4: Residential District Master Plan
- Section 5: Landscape Master Plan
- Section 6: Infrastructure Master Plan
- Section 7: Implementation

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

2.5.2.4 PLANNING DISTRICT D: Town Square Commercial District

*LAND USE SUMMARY**

Permitted Land Use	*Gross Acreage*	*Max KSF Allowable*	*Allowed DU Range*
COMMERCIAL: REGIONA	68.2	949	na
VERTICAL MIXED USE OVERLAY			0
RESIDENTIAL: HIGH	15	0	320-512
OPEN SPACE: GREEN SPACE	3.5	na	na
OPEN SPACE: MISCELLANEOUS Dry Swales / Detention Basins	0.8	na	na
OPEN SPACE: LANDSCAPE BUFFER	0.9	na	na
Planning District D Total	88.4 acres	949 KSF	320-512 units

Notes:

* See following 'Allowed Uses' table for Specially Permitted uses

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

2.5.2.6 PLANNING DISTRICT F: Vineyards Neighborhood District

Location: The 37.9-acre Planning District F is located in the eastern portion of RiverPark, adjacent to the existing El Rio residential community to the east and Myrtle Street to the west and south. The District is bordered by Planning District D (Town Square Commercial District), Planning District E (East Peripheral Commercial District), Planning District G (Village Square Neighborhood District) and Planning District J (RiverPark Mews Neighborhood District). For the boundaries and location of the Planning District, refer to Exhibit 2.I.

Existing Development: Planning District F is currently in temporary agricultural production.

Permitted Land Use: The Permitted Land Uses are: Residential: High, Residential: Medium, Residential: Low Open Space: Park Space, Open Space: Neighborhood Parks, and Open Space: Landscaped Buffer.

The District incorporates a residential community of up to 150-172 medium-density residential units and 140-310 high-density residential units. An approximately 7.4 acre neighborhood park serves both the Vineyards neighborhood and the existing El Rio West neighborhood adjacent to the east. A second small park is located in the southern, high-density housing area of the Planning District. A continuous landscape buffer separates the Vineyards neighborhood from the El Rio neighborhood and traffic to the north on Forest Park Boulevard.

Specially Permitted Land Use: Yes

~~**Vertical Mixed-Use Overlay:** Yes. See Exhibit 2.C~~

Optional Live/Work Units: Yes. See Exhibit 2.C

2.5.2.6 PLANNING DISTRICT F: Vineyards Neighborhood District

*LAND USE SUMMARY**

Permitted Land Use	*Gross Acreage*	*Max KSF Allowable*	*Allowed DU Range*
RESIDENTIAL: HIGH	12.3	0	140-310
RESIDENTIAL: MEDIUM	15.5	0	150-172
OPEN SPACE: PARK SPACE	2.1	na	na
OPEN SPACE: NEIGHBORHOOD PARKS	7.4	na	na
OPEN SPACE: LANDSCAPED BUFFER	0.6	na	na
Planning District F Totals	**37.9 acres**	**0 KSF**	**290-482 units**

*ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE**

Permitted Land Use	*Allowed Use*
RESIDENTIAL: HIGH	Multi-Family Residential
RESIDENTIAL: MEDIUM	Townhouse or Cluster Residential
RESIDENTIAL: LOW	Small Lot Single Family
OPEN SPACE: PARK SPACE	Park
OPEN SPACE: NEIGHBORHOOD PARKS	Neighborhood Park
OPEN SPACE: MISCELLANEOUS	Landscaped Buffer

Note:

* Civic Assembly use (educational, cultural, social, human services, civic assembly, not-for-profit organizations, governmental) will require a Specially Permitted Use Permit subject to conditions identified in Section 7.

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

- Section 4: Residential Master Plan
- Section 5: Landscape Master Plan
- Section 6: Infrastructure Master Plan
- Section 7: Implementation

2.5.2.7 PLANNING DISTRICT G: Village Square Neighborhood District

Location: This 53.0 acre Planning District is located in the north-central portion of RiverPark "A." The District is bordered by Forest Park Boulevard to the south, Garonne Street to the north and the Santa Clara River levee to the west. The Village Square Neighborhood District is adjacent to Planning District A (Mixed-Use/Office District), Planning District D (Town Square Commercial District), Planning District F (Vineyards Neighborhood District), Planning District I (RiverPark Loop Neighborhood District), and Planning District J (RiverPark Mews Neighborhood District). For the boundaries and location of the Planning District, refer to Exhibit 2.I.

Permitted Land Use: The Permitted Land Uses are: Residential: High, Residential: Medium, Residential: Low, Open Space: Park Space, Open Space: Neighborhood Parks, and Open Space: Landscaped Buffer. The major uses are distributed as follows:

- ***Residential Community:*** The 37.6-acre central and eastern portions of Planning District G allows a range of 325 to 425 Residential: Medium units clustered in three groupings. The eastern two groupings are each focused on a common green space, the 2.1 acre Village Green. The western residential area is served by Windrow Park. The vertical mixed-use overlay in this area permits live/work units and ground level retail.
- ***Elementary School/Community Park:*** A neighborhood elementary school (Exhibit 2.K) is located on the 11.4-acre western portion of Planning District G. The school's playfields are envisioned as a shared community resource.

Specially Permitted Land Use: High-density housing is permitted with a Special Use Permit on the site designated for School/Community Park use. A condition of City approval to construct high-density housing is the submission of a letter from the Rio School District indicating that it does not want to purchase or utilize the land. See notes on following page and Exhibit 2.D.

~~**Vertical Mixed-Use Overlay:** Yes. See Exhibit 2.C~~

2.5.2.7 PLANNING DISTRICT G: Village Square Neighborhood District

*LAND USE SUMMARY**

Permitted Land Use	*Gross Acreage*	*Maximum Allowable KSF*	*Allowed DU Range*
RESIDENTIAL: MEDIUM	37.6	0**	325-425
OPEN SPACE: PARK SPACE	2.8	na	na
OPEN SPACE: MISCELLANEOUS	1.2	na	na
Dry Swales/Detention Basins			
SCHOOLS/COMMUNITY PARK	11.4	na	na
Specially Permitted Land Use			
RESIDENTIAL: MEDIUM	(11.4)	na	na
Planning District G Totals	**53.0 acres**	**0 KSF**	**325-425 units**

*ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE**

Permitted Land Use	*Allowed Use*
RESIDENTIAL: MEDIUM	Townhouse or Cluster Residential
RESIDENTIAL: LOW	Small Lot Single Family
OPEN SPACE: PARK SPACE	Parks
OPEN SPACE: MISCELLANEOUS	
Dry Swales/Detention Basins	Dry Swales/Detention Basins
	Elementary School
SCHOOLS/COMMUNITY PARK	Community Playfields/Parks
Specially Permitted Land Use	
RESIDENTIAL: MEDIUM	Townhouse or Cluster Residential

Note:

* Civic Assembly use (educational, cultural, social, human services, civic assembly, not-for-profit organizations, governmental) will require a Specially Permitted Use Permit subject to conditions identified in Section 7.

~~** Vertical Mixed-Use Overlay: Refer to Section 4.~~

Other Specific Plan Development Controls: Refer to the following sections for additional development controls and implementation information applicable to Planning District H:

- Section 4: Residential Master Plan
- Section 5: Landscape Master Plan
- Section 6: Infrastructure Master Plan
- Section 7: Implementation

2.5.2.9 PLANNING DISTRICT I: RiverPark Loop Neighborhood District

Location: The 56.8-acre Planning District I is located in the central portion of the Project in RiverPark "B." Boundaries include Garonne Street to the south and Moss Landing Boulevard to the East. It is adjacent to Planning District G (Village Square Neighborhood District) to the south, Planning District H (RiverPark Crescent Neighborhood District) to the north, Planning District J (RiverPark Mews Neighborhood District) to the east, Planning District K (Lakeside Neighborhood District) also to the east, and Planning District M (Water Storage/Recharge Basins & Storm Water Control District) to the northeast. For the boundaries and location of the Planning District, refer to Exhibit 2.I.

Permitted Land Use: The Permitted Uses are: Residential: Medium and Low, Open Space: Park Space, Open Space: Neighborhood Parks, and Open Space: Miscellaneous: Water Feature.

The RiverPark Specific Plan allows a range of from 375 to 510 Residential: Medium and Low Small Lot Single Family units focused on the 6.0-acre Central Park located immediately north of the school site in Planning District G. The 6.4-acre Windrow Neighborhood Park is also a link to the Santa Clara River and its adjacent regional trail.

Specially Permitted Land Use: Yes

~~**Vertical Mixed-Use Overlay:** Yes. See Exhibit 2.C~~

2.5.2.9 PLANNING DISTRICT I: RiverPark Loop Neighborhood District

*LAND USE SUMMARY**

Permitted Land Use	*Gross Acreage*	*Maximum Allowable KSF*	*Allowed DU Range*
RESIDENTIAL: MEDIUM	43.0	0**	375-510
RESIDENTIAL: LOW			
OPEN SPACE: PARK SPACE	6.6	na	na
OPEN SPACE: NEIGHBORHOOD PARKS	5.8	na	na
OPEN SPACE: MISCELLANEOUS: WATER FEATURE	1.4	na	na
Planning District I Totals	**56.8 acres**	**0 KSF**	**375-510 units**

*ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE**

Permitted Land Use	*Allowed Use*
RESIDENTIAL: MEDIUM & LOW	Townhouse or Cluster Residential & Small Lot Single Family
OPEN SPACE: PARK SPACE	Park
OPEN SPACE: NEIGHBORHOOD PARKS	Neighborhood Park
OPEN SPACE: MISCELLANEOUS: WATER FEATURE	Water Feature

Notes:

* Civic Assembly use (educational, cultural, social, human services, civic assembly, not-for-profit organizations, governmental) will require a Specially Permitted Use Permit subject to conditions identified in Section 7.

~~** Vertical Mixed-Use Overlay: Refer to Section 4.~~

Optional Live/Work Units: Yes. See Exhibit 2.C

Other Specific Plan Development Controls: Refer to the following sections for additional development controls and implementation information applicable to Planning District I:

- Section 4: Residential Master Plan
- Section 5: Landscape Master Plan
- Section 6: Infrastructure Master Plan
- Section 7: Implementation

2.5.2.10 PLANNING DISTRICT J: RiverPark Mews Neighborhood District

Location: The 61.4-acre Planning District J is located in the central-eastern portion of the Project within RiverPark "B." The District is bordered by Kiawah River Drive and Thames River Drive to the north, Garonne Street and Forest Park Boulevard to the south, Vineyard Avenue to the east and Moss Landing Boulevard to the west. Adjacent Planning Districts are Planning District F (Vineyards Neighborhood District) and Planning District G (Village Square Neighborhood District) to the south, Planning District I (RiverPark Loop Neighborhood District) to the west, and Planning District K (Lakeside Neighborhood District) to the north. The existing El Rio neighborhood is adjacent to the south. For the boundaries and location of the Planning District, refer to Exhibit 2.I.

Permitted Land Use: The Specific Plan incorporates five Permitted Uses: Residential: Medium and Low, Open Space: Park Space, Open Space: Neighborhood Parks, Open Space: Landscaped Buffer, and Schools/Community Park. The Plan allows a range of from 220 to 310 units of Residential: Medium. The 6.1 acre neighborhood park serves as a neighborhood focus.

This District also provides a site for an elementary and middle school (Exhibit 2.L) as well as sports fields that can be shared between the school(s) and the community.

Specially Permitted Land Use: Residential: Medium and Low use may be provided on the portion of the Planning District designated for School/Community Park use. A condition of granting the Specially Permitted Use Permit is the submission of a letter from the Rio School District indicating that it does not want to purchase or utilize the land. See note on following page and Exhibit 2.D.

~~**Vertical Mixed-Use Overlay:** Yes. See Exhibit 2.C~~

Optional Live/Work Units: Yes. See Exhibit 2.C

2.5.2.10 PLANNING DISTRICT J: RiverPark Mews Neighborhood District

*LAND USE SUMMARY**

Permitted Land Use	*Gross Acreage*	*Maximum Allowable KSF*	*Allowed DU Range*
RESIDENTIAL: MEDIUM and LOW	21.0	0**	220-310
OPEN SPACE: PARK SPACE	1.4	na	na
OPEN SPACE: NEIGHBORHOOD PARKS	6.1	na	na
OPEN SPACE: LANDSCAPED BUFFER	2.5	na	na
SCHOOLS/COMMUNITY PARK	30.4	na	na
Specially Permitted Land Use **RESIDENTIAL: MEDIUM**	(30.4)	na	na
Planning District J Totals	**61.4 acres**	**0 KSF**	**220-310 units**

*ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE**

Permitted Land Use	*Allowed Use*
RESIDENTIAL: MEDIUM and LOW	Townhouse or Cluster Residential, Single Family
OPEN SPACE: PARK SPACE	Parks
OPEN SPACE: NEIGHBORHOOD PARKS	Neighborhood Park
OPEN SPACE: LANDSCAPED BUFFER	Landscaped Buffer
SCHOOLS/COMMUNITY PARK	Elementary School Secondary School Community Playfields/Parks
Specially Permitted Land Use **RESIDENTIAL: MEDIUM**	Townhouse or Cluster Residential

Notes:

* Civic Assembly uses(educational, cultural, social, human services, civic assembly, not-for-profit organizations, governmental) will require a Specially Permitted Use Permit subject to conditions identified in Section 7.

~~** Vertical Mixed-Use Overlay: Refer to Section 4.~~

Other Specific Plan Development Controls: Refer to the following sections for additional development controls and implementation information applicable to Planning District J:

- Section 4: Residential Master Plan
- Section 5: Landscape Master Plan
- Section 6: Infrastructure Master Plan
- Section 7: Implementation

2.5.2.11 PLANNING DISTRICT K: Lakeside Neighborhood District

Location: Planning District K comprises 18.5 acres in the central-eastern portion of RiverPark. The District is bordered by Kiawah River Drive to the south and the Brigham-Vickers Water Storage/Recharge Basin to the north, Thames River Drive to the east and Moss Landing Boulevard to the west. The District is surrounded by Planning District I (RiverPark Loop Neighborhood District), Planning District J (RiverPark Mews Neighborhood District), Planning District L (Public Facility District) and Planning District M (Water Storage/Recharge Basins & Storm Water Control District) to the north. For the boundaries and location of the Planning District, refer to Exhibit 2.I.

Permitted Land Use: A range of from 70-98 units of Residential: Medium is permitted. The other use is are 8.0 acres of Open Space: Miscellaneous: Dry Swales/Detention Basins and portions of jogging trails.

Specially Permitted Land Use: Yes

~~**Vertical Mixed-Use Overlay:** Yes. See Exhibit 2.C~~

Optional Live/Work Units: Yes. See Exhibit 2.C

2.5.2.11 PLANNING DISTRICT K: Lakeside Neighborhood District

LAND USE SUMMARY*

Permitted Land Use	Gross Acreage	Maximum Allowable KSF	Allowed DU Range
RESIDENTIAL: MEDIUM	10.5	0**	70-98
OPEN SPACE: MISCELLANEOUS			
Dry Swales/Detention Basins	8.0	na	na
Planning District K Totals	18.5 **acres**	**0 KSF**	**70-98 units**

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

Permitted Land Use	Allowed Use
RESIDENTIAL: MEDIUM	Single-Family Residential
OPEN SPACE: MISCELLANEOUS	
Dry Swales/Detention Basins	Dry Swales/Detention Basins

Notes:

* Civic Assembly use (educational, cultural, social, human services, civic assembly, not-for-profit organizations, governmental) will require a Specially Permitted Use Permit subject to conditions identified in Section 7.

~~** Vertical Mixed-Use Overlay: Refer to Section 4.~~

3.1 INTRODUCTION
3.2 COMMERCIAL DEVELOPMENT CONCEPT
3.3 PROJECT-WIDE STANDARDS
3.4 STANDARDS FOR SPECIFIC PLANNING DISTRICTS
3.5 BUILDING TYPE STANDARDS
3.6 SUB-DISTRICT DESIGN CHARACTER
3.7 SUB-DISTRICT DESIGN ELEMENT STANDARDS
3.8 SIGNAGE AND LIGHTING GUIDELINES

3.1 INTRODUCTION

3.1.1 Purpose

This Master Plan contains standards which apply to all commercial uses built within the RiverPark Specific Plan Area, except for those commercial uses within the residential neighborhoods. These are regulated by the Residential Master Plan, Section 4. Basic land uses are established by Section 2. Any regulatory issues not addressed by this Specific Plan shall be governed by City of Oxnard requirements.

3.1.2 Organization of the Commercial Master Plan

Section 3.2 presents the Commercial Development Concept for Planning Districts A through E. Standards applying to all commercial development are described in Section 3.3; Section 3.4 then presents the standards specific to each Planning District. Standards for each commercial building type are located in Section 3.5. The following Sections, 3.6 and 3.7, present the desired design character and design elements for the primary commercial Sub-Districts. Standards for commercial signage and exterior lighting are located in Section 5.9 and 5.10 respectively.

3.1.3 Location of Commercial Land Use Regulations

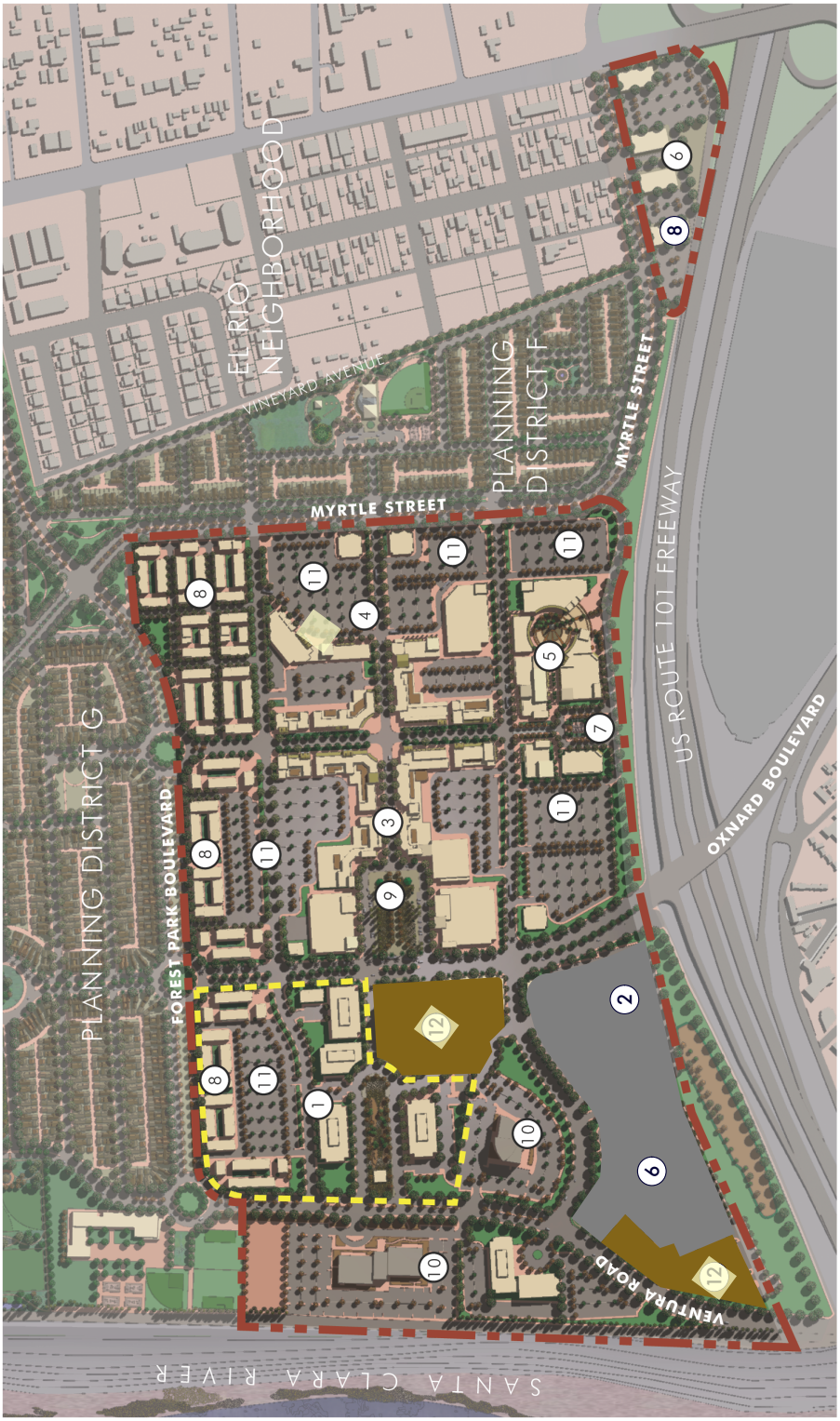
Regulations for commercial land uses are located in Section 3 and Section 4.

3.1.3.1 Commercial Uses Regulated by the Commercial Master Plan, Section 3

- Planning District A: This Planning District consists of two areas: 1) an area containing parcels with existing office uses as well as vacant parcels designated for Commercial: Office uses; and 2) a sub-district designated for a mixed-use land use. This area has two development options. Development Option A (see Section 4) allows all residential uses with ground-floor commercial, while Development Option B (illustrated and discussed in this Section) incorporates an office campus with Commercial: Office uses as well as an area along Forest Park Boulevard with Residential: High uses, regulated by Section 4.
- Planning Districts B and E: Peripheral, highway-oriented residential, office and retail.
- Planning District C: Residential, hotel and office and commercial uses which complements and is a western extension of the central Commercial District. If residential uses are proposed, standards from Section 4, 7R Urban Apartments shall apply.
- Planning District D: A central commercial Planning District serving local and regional markets. This area includes a mixed-use retail center with optional live/work housing and offices as a vertical mixed-use overlay. An area designated for Residential: High is located at the northern boundary of the District along Forest Park Boulevard.

3.1.3.2 Commercial Uses Regulated by the Residential Master Plan, Section 4

- Commercial and live/work uses within RiverPark residential neighborhoods are allowed on the ground floors of certain residential uses. Standards for commercial uses in these planning districts are contained in the Residential Master Plan, Section 4. Locations of these uses are shown by Exhibit 2.C.



VIEW FROM SOUTH

Legend

1. Mixed-Use Development Option B: Commercial/Residential
   see Section 4 for Development Option A
2. Hotel
3. Retail/Entertainment/Restaurants
4. Neighborhood Commercial
5. Food and Wine Venue/ Farmers' Market
6. Retail/Office
7. Roadside Market Pavilion
8. Residential
9. Town Square
10. Office Zone
11. Parking Field
12. Residential, Office or Retail

Commercial District Boundary

Mixed Use Area

COMMERCIAL DISTRICT ILLUSTRATIVE MASTER PLAN

RIVERPARK

exhibit 3.A

August 27, 2002

Modified in SPA 2015

prepared for ***RiverPark Development, LLC*** *by* **AC Martin Partners** *with*

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RIVERPARK

exhibit

COMMERCIAL SUB-DISTRICTS

3.B

August 27, 2002

Modified in SPA 2015

prepared for ***RiverPark Development, LLC*** *by* **AC Martin Partners** *with*

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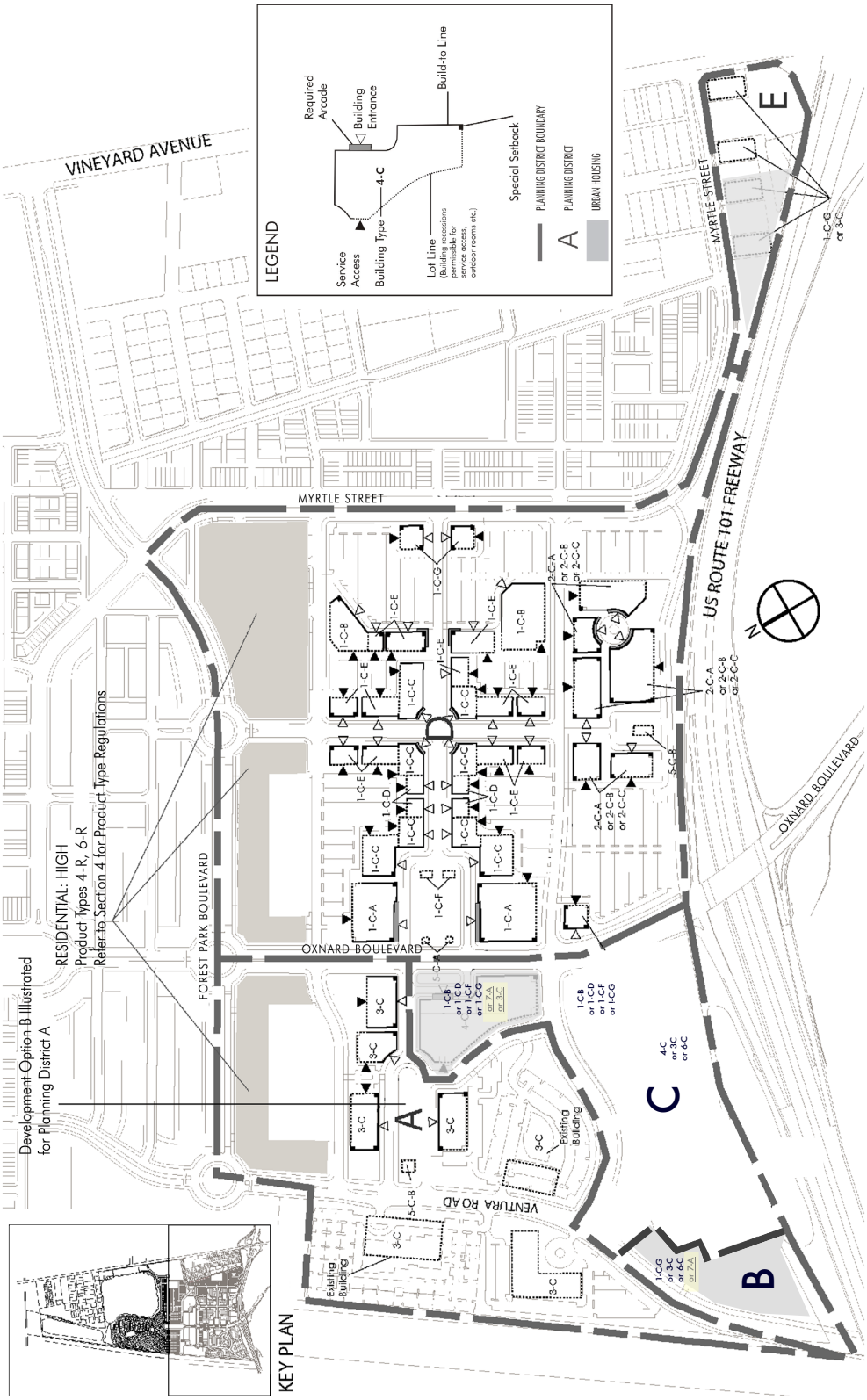
and trails, street striping, and "eyes on the street" provided by the compact residential and commercial development.

- ***Parking:*** The parking standards defined by this Specific Plan for each use shall be met by attractive, convenient, well landscaped and lighted, and safe parking areas. Three parking strategies shall be used in the commercial areas of RiverPark: shared parking fields, dedicated parking lots, and dedicated residential parking in Planning Districts A and D. See Section 6 for the Parking Master Plan.
- ***Parking Structures:*** Where parking structures are provided:
  - Parking structures should be sited to avoid obstructing the public view and casting shadows on ground-floor pedestrian-oriented uses.
  - The maximum allowable height for above-grade parking structure shall be limited to forty-five (45) feet to the top floor level, measured from grade. Parking structures wrapped by buildings on at least 3 sides maximum height shall be 7 stories or ninety (90) feet.
  - Vehicle access should not be located along pedestrian-oriented frontages. Wherever possible, access should be via service roads, alleys, and street frontages that do not contain pedestrian-oriented uses.
  - Where possible, the ground level of parking structures along public streets and paseos should include active pedestrian uses, entrances, and arcades. Active pedestrian uses may include, but are not limited to restaurants, ready-to-eat food sales, retail sales and personal services.
  - Consideration should be given to building permitted uses, such as retail and office, directly attached or "laminated" to the parking structure. These are distinguished from incorporating uses on the ground floor of a parking structure. This "laminating" of the parking structure with other uses will help to integrate the parking structure with the overall development.
  - Parking structures which primarily serve a building or group of buildings in a development shall be compatible in architectural design, scale and materials with the architecture of the served building(s).
  - Ramps, cars and sources of artificial lighting shall be minimally visible from public ways and open spaces.
- ***Signage and Lighting:*** Signage and lighting standards are located in Section 5.
- ***Mechanical Equipment Screening:*** All mechanical equipment must be screened from public view using screening devices consistent with the adjacent architectural design.

3.4 STANDARDS FOR SPECIFIC PLANNING DISTRICTS

3.4.1 Standards Exclusive to Planning District A

- *Allowed Development Options:* Planning District A contains Office: Commercial and an area designated as mixed-use (Exhibit 2.B). Within the mixed-use area, two alternate mix of uses are allowed: Development Option A: All Residential and Development Option B: Commercial/Residential. Both options are illustrated in Section 2. The requirements for Development Option A and the residential product types in Planning District D are included in Section 4. The requirements for Development Option B (see plan in this Section) follow. Note that the parcel and road layout within the mixed-use portion of Planning District A differs according to the development option chosen.
- *Location of Streets Open Space and Land Uses:* Development Option B requires the location of streets and open space, as well as the distribution of land uses, as shown in the following graphic; Development Option B Commercial Residential.
- *Residential Land Use and Product Types:* The Permitted residential land use is Residential:



Type 7-A: Residential = type 7R building type

Type 1-C-A: Large Pad Multi-Story Anchor
Type 1-C-B: Large Pad Retail
Type 1-C-C: Multi-Story Mini-Anchor
Type 1-C-D: In-Line Retail
Type 1-C-E: In-Line Retail w/ Upper Story Office
Type 1-C-F: Pad Restaurant / Retail
Type 1-C-G: Drive Thru
Type 2-C-A: Food & Wine Multi-Story
Type 2-C-B: Food & Wine Demo Factory / Outlet Store
Type 2-C-C: Food & Wine Pavilion / Office Building
Type 3-C: Office Building
Type 4-C: Hotel ~~w/ Ground Floor Retail~~
Type 5-C-A: Stand Alone Kiosk
Type 5-C-B: Civic Kiosk
Type 6-C: Outparcel Commercial

RIVERPARK

exhibit 3.C

COMMERCIAL REGULATORY PLAN

August 27, 2002
Modified in SPA 2015

prepared for ***RiverPark Development, LLC*** *by* **AC Martin Partners** *with*
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all destinations. They should be narrow to the extent possible, and spatially defined by buildings, trees and lighting, and should discourage high-speed traffic to increase the safety and enjoyment of the pedestrians.

- Whenever possible, the natural terrain, drainage and vegetation should be preserved. Superior examples of existing vegetation should be contained within parks or greenbelts.
- The design of private lots, including the buildings and all related appurtenances, should be well integrated into a memorable neighborhood pattern, reflecting the rich and diverse history of regional building traditions.
- The design features of the fronts of residential structures should relate the house to the street, which is intended as an important space for fostering communication and community. The design and location of stoops and porches as well as the location of living rooms and other more public spaces is particularly important. See the following graphic.

The residential neighborhoods are organized into Planning Districts, each with distinctive centers, edges, open spaces and urban and architectural design characteristics. Any necessary interpretations of the intent of the regulations herein shall be based on the neighborhood planning principles listed above.

The Regulating Plan, or alternate Regulating Plans, for each Planning District define the blocks and lots within which specific Product Types may be constructed. It is through this planning strategy that harmonious streetscapes and unique neighborhood character are ensured.

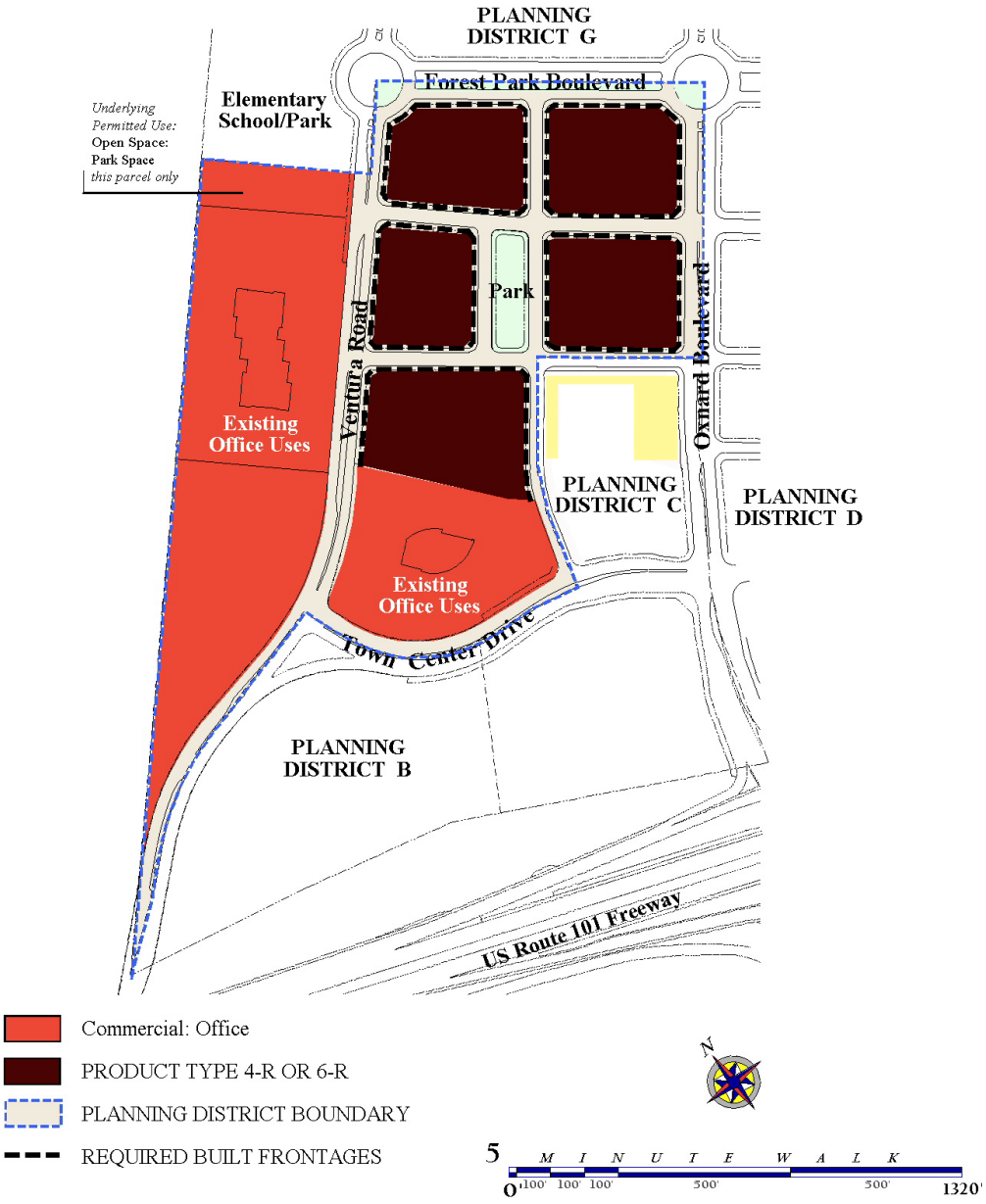
4.2.3 Location of Residential Uses

Exclusively or primarily residential land uses are located in the six Planning Districts illustrated in Exhibit 2.I:

- Planning District F: Vineyards Neighborhood District.
- Planning District G: Village Square Neighborhood District.
- Planning District H: RiverPark Crescent Neighborhood District.
- Planning District I: RiverPark Loop Neighborhood District.
- Planning District J: RiverPark Mews Neighborhood District.
- Planning District K: Lakeside Neighborhood District.

Housing is also designated as a permitted use in the following Planning Districts:

- Planning District A: Mixed-Use/Office District.
- Planning District D: Town Square Commercial District.
- Planning District B: West Peripheral Commercial District.
- Planning District C: West Corridor Commercial District.



Note:

See Section 3 for additional land use, development and design standards for Planning District A.

Development option "B" is described in Section 3 of the Specific Plan.

Buildings per the requirements of this section shall front the street along at least 70% of these frontages. Any frontages with parking lots that are visible from the street shall be screened with walls or continuous hedges between 30" and 48" in height (streetwalls) built at the building setback line.

Planning District A: Mixed Use/Office District
Regulating Plan Diagram for Development Option A: All Residential

7-R Apartments - Urban

Lot Frontage

Lots front the public street

Lot Area Min. 20,000 s.f.

Lot Width Min. 100'

Building Envelope

Lot Coverage 90% max., not including porches and stoops

Building Height 90' maximum

Setbacks

Front Min. 5'

Side Min. 5'

Rear Min. 5'

Permitted Encroachments

Porches: Max. 5'

Eaves: Max 5'

Balconies: Max. 5'

Building Orientation and Use

- Buildings uses shall be in accordance with the Regulating Plan. See Section 2 for land use types.
- **Service Requirements**
- Access to parking shall be from a common drives shared with adjacent lots, or by drives within the lot spaced not more than 250' on center.
- Access to trash collection, dry utility meters and other service functions shall be within the areas designated for parking or within the block and not visible from the street.

Parking and Open Space Requirements

- Each dwelling unit shall be provided with at least 1 on-site parking space. Units with 2 bedrooms shall be provided with 1½ spaces, and units with 3 or more bedrooms shall be provided with 2 spaces. These parking requirements are inclusive of guest parking.For affordable housing, parking will be governed by State Code.
- Surface parking lots that are visible from the street shall be screened by landscaping.
- Parking may be located in in a podium, a wrapped parking structure or subterranean. Distance from an entrance to a parking structure to a residential entrance shall be 300' maximum.
- A Parking Management Plan (PMP) describing parking counts, onsite and curbside parking management and enforcement practices will be required for all apartment projects. The PMP shall be approved by the City Traffic Engineer.The PMP may allow shared parking arrangements with adjacent uses or districts.
- Curbside parking may be used to partially satisfy the requirement for guest parking which cannot be met on site, when and where possible based on the Parking Management Plan.
- Secure mail and parcel delivery provisions shall be included, coordinated with Oxnard Police Department (OPD).
- Long term and short term bicycle storage per the city's Bicycle Master Plan shall be provided to meet residential unit storage requirements.
- Common and private open space combined shall be a minimum of 20% of the area of the lot, and can be yards or courts at grade, roof decks, or individual or common balconies. Balconies, if provided, must be a minimum 6' x 8' in size. All other common exterior open spaces must be a minimum of 15' in width. Location of these spaces should be designed so that all units have reasonable access to some form of open space. Common space alone shall be a minimum of 10% of lot area, and amenities shall be provided, including at least one of the following: Swimming pool, spa, sports court, BBQ and picnic facility, recreation room, or exercise course and stations. Interior common spaces can count toward this requirement if recreational amenities are provided.

another in the commercial district. This parking overview function is realized by implementing a parking management plan for each development project, as described later in this Section.

- ***On-Street Parking:*** To facilitate the project as a pedestrian-oriented, mixed-use district, the plan allows a carefully-controlled disposition of on-street parking to meet a limited proportion of the parking requirement. This inclusion of the on-street parking for visitors and customers–both by calculation and by design–is crucial to the success of any mixed-use, pedestrian-oriented district. The hallmark of pedestrian-oriented development is that front doors of businesses and residences face the public street, which cannot function unless visitors and customers are actually using those doors–thus the parking must be on the street. The on-street parking, located in the immediate vicinity of the use the parking serves, is also governed by a project-specific parking management plan.

6.2.5.2 Specific Regulations

- **Parking Requirements for Mixed-Use Neighborhoods**

The mixed-use neighborhoods (Planning Districts A, G, I, J, and K shown in Exhibit 2.C) which surround the commercial core of RiverPark (Planning Sub-Districts B, C and D) utilize off-street parking for residents and a combination of on-street and off-street parking for visitors and customers depending on the specific location and building type used. The parking requirements for these neighborhoods are defined for each permitted building type in Section 4 of this Specific Plan.

For blocks where both commercial and residential uses are proposed by a Builder/Developer, a Parking Master Plan must be prepared. This plan will be evaluated as part of the Design Review Process to assure that the required parking is available and that shared parking is utilized when possible to avoid an oversupply of parking lots. The Development Services Director/ Planning Manager when determining that the availability of visitor and customer parking is likely to change over time, may require that a Parking Management Plan be prepared and implemented for the block(s) in question.

- **Commercial Area Parking**
  - Commercial area parking in Planning Districts A through E will fulfill the minimum off-street parking requirements of this Specific Plan and will provide the parking required for a viable and successful commercial center.
  - Shared parking will be allowed where appropriate, particularly in the commercial districts (Planning Districts A through E) and the parking areas behind mixed-use residential building types 4-R and 5-R
  - The parking requirement may be accommodated by a combination of lot parking, as well as street parking near the business the parking serves, or on another site by way of a shared parking proposal approved initially by the Master Developer and then by the City of Oxnard Development Advisory Committee and the Development Services Director/ Planning Manager.
  - Where residential uses are proposed as alternates within commercial districts, the residential portion of the required parking must be met independently of any shared parking arrangement.

Exhibit 6.D illustrates a potential parking scenario for the primarily commercial Planning Districts A through E. It should be understood that the parking locations shown by this graphic are potential locations which support only one of many development scenarios which may actually be built. The actual locations will have to be approved on a case-by-case basis, as specific development projects with their accompanying parking management plans are submitted for review.

- **Parking Management Plan**

A Parking Management Plan must be incorporated in the submission for any commercial development in Planning Districts A through E. The plan shall identify a system for managing on- and off-street parking to ensure that it will be available for visitors and customers.

The Parking Management Plan must address the entire block in which a development is located,

is available, and that shared parking is utilized when possible to avoid an oversupply of parking lots. The plan must take into account the change in parking demand over time as development proceeds.

2) A system for managing on-street parking to ensure that it will be available for visitors and customers. Management techniques may include time limits or other measures to prevent the on-street parking being used up by residents or employees of businesses, who must park off-street.

3) Standards for the location and phasing of parking structures should sufficient at-grade parking not be available in the future.

- **Parking Space Size**

  Full size parking spaces shall be a minimum of 9'x 19'. Parking may overhang per OMC 16-636 (B & C). Parking drive aisles shall be a minimum of 25' wide. Driveway approaches shall be a minimum of 22' wide and a maximum of 31' wide for pedestrian safety. The Master Developer will work with the City to assure that the distribution of spaces will best serve parking demand.

- **Commercial Parking Ratios**

  Off-street parking shall be provided in accordance with City standards. A land use and its required parking shall be located within the same Planning District.

In case of a conflict between any provisions of this Plan and the Oxnard Zoning Ordinance, the provisions of this Plan shall govern. In matters on which this Plan is silent, the Oxnard Zoning Code shall govern. In the case of conflicts between the provisions of this plan and the Uniform Building Code (UBC), the UBC shall govern.

6.2.6 Public Transportation

The RiverPark development is designed to encourage maximum use of public transportation as an alternative and supplement to the use of private automobiles.

The term "public transportation" is used here as a general term. It refers to the standard services provided by Oxnard's public bus operator as well as other bus services, local shuttles, taxis, "dial-a-bus," airport shuttles and other services which operate in the area now and in the future.

Regardless of the specific service or mode, increasing the use of public transportation is an essential element in meeting local and regional planning objectives, addressing air quality concerns, as well as improving the quality of life for all. It is also essential for those individuals who are transit-dependent.

Several features of the Specific Plan encourages the use of public transportation:

- Ensuring that development will be in the form of complete, mixed-use neighborhoods with an interconnected network of pedestrian-oriented streets, such that the use of transit for travel to, from and within the District is both pleasant and likely.
- Providing a street network within the community that facilitates the efficient movement of public transportation vehicles throughout the development.
- Providing direct linkages to key local and regional arteries, namely Oxnard Boulevard and Vineyard Avenue.
- Providing a road system design that ensures safe and efficient transit stops.

needed to link RiverPark to the City of Oxnard and to support most anticipated residential, commercial and office development within RiverPark Areas "A" and "B." Work is anticipated to incorporate: a) the remediation program for the mining pits in RiverPark "B" and construction of all water storage/recharge basin and storm water control facilities; b) construction of the Phase One backbone infrastructure including roads and utilities; c) grading of RiverPark "A" to create required drainage and building pads; and d) construction of related landscape improvements including Town Square and entry monuments.

Timely completion of the State Route 1/US Route 101 Freeway interchange by Caltrans is critical to the development of RiverPark "A" and the completion of Phase One. This interchange will connect the existing Oxnard Boulevard north across the Ventura Freeway to RiverPark, as well as provide direct access from the freeway to the main entry to the Project at Oxnard Boulevard.

Phase Two will complete the backbone road and utilities and development pads in Planning District H, thereby completing all infrastructure required of the Master Developer with the exception of roads within Planning District D.

Phase Three is limited to the completion of roads and development pads in Planning District D.

Build-out will be, in part, dependent on providing the transportation system improvements called for in the Circulation Master Plan portion of this document (Section 6.2), the City of Oxnard Circulation Element and the City's fifteen-year circulation system improvement plan.

7.5.2 Development Options

7.5.2.1 Development in the Mixed-Use Portion of Planning District A

The following requirements apply to development only within the Planning District A mixed-use area:

One of two development options may be exercised:

1) *Development Option A: All Residential*: Development will be guided by the regulatory plan and related residential regulations contained in Section 4, Residential Master Plan. The land use plan for this option is located in Section 2.

2) *Development Option B: Commercial/Residential*: The regulatory plan for Development Option B: Commercial/Residential and regulations of commercial building types are contained in Section 3, Commercial Master Plan. Regulations for residential building types used in Development Option B are contained in Section 4, Residential Master Plan. The land use plan for this option is located in Section 2.

~~Development Options A and B are the only options permitted by the Specific Plan. Other road layouts and/or changes of the indicated uses will require a change in the Specific Plan.~~

The road and parcel locations differ between the two options. Therefore, first development within the mixed-use area, whether residential or commercial, will determine which of the two Development Options will be utilized for the rest of the mixed-use portion of Planning District A.

The first Builder/Developer who develops residential or office uses within the mixed-use area will propose to the City which of the two Development Options are implemented, according to Specific Plan requirements. The requirements for the development option chosen will apply to all future development within the mixed-use area.

7.5.2.2 Development in Planning District B

The following requirements apply to development within Planning District B:

One of two development options may be exercised:

1) Development Option A: All Residential: Development will be guided by the residential regulations contained on page 4.32. The land use plan for this option is located in Section 2.

2) Development Option B: All Commercial: The regulations of commercial building types are contained in Section 3. The land use plan for this option is located in Section 2.

The first Builder/Developer who develops residential or office uses within the mixed-use area will propose to the City which of the two Development Options are implemented, according to Specific Plan requirements. The requirements for the development option

chosen will apply to all future development within the mixed-use area.

7.5.2.3 Development in the Mixed Use Portion of Planning District C

The following requirements apply to development only within the Mixed Use portion of Planning District C:

One of two development options may be exercised:

1) Development Option A: All Residential: Development will be guided by the residential regulations contained on page 4.32. The land use plan for this option is located in Section 2.

2) Development Option B: All Commercial: The regulations of commercial building types are contained in Section 3. The land use plan for this option is located in Section 2.

The residential development options in Districts B and C will be subject to the limitations indicated in 7.10.4

Maximum Development Based on Residential Development Options

Residential Options Selected per District (B& C only)	Maximum Residential Units of Options Chosen	Maximum Commercial Development
B & C	3,656	1,761,623
B	3,376	1,915,270
C	3,323	1,944,353
No Residential	3,043	2,098,000

7.5.3 Distribution of Dwelling Units and Commercial Among Districts

Each Planning District has a range of allowable dwelling units and maximum commercial development, as shown by Exhibit 2.J the Land Use Summary. The total of the allowable dwelling units per Planning District based on the range exceeds the project-wide maximum of 3,656 dwelling units.

To assure that the project-wide maximums are not exceeded, the Master Developer shall monitor the number of units and commercial square footage built within each Planning District as development proceeds in order to assure that units are not overly concentrated in some districts, that the commercial maximum is not exceeded, and that the total number of units developed does not exceed 3,656.

7.6 FINANCING AND FUNDING

7.6.1 Financing and Funding Principles

The policies described in this section shall govern the funding of facilities and public services for the RiverPark Specific Plan. The principle underlying these policies is that RiverPark should pose no financial burden or obligation on the City of Oxnard or other jurisdictions beyond their meeting State and City requirements related to providing such services as school, fire and public safety.

Accordingly, the Master Developer, in combination with Builder/Developers, will:

- Pay the full cost of the infrastructure needed to serve RiverPark.
- Fund the costs of mitigating adverse impacts on the City's existing utility and transportation infrastructure.
- Provide for a fair allocation of costs among land uses.

7.6.2 Financing and Funding Policies

The following policies govern the financing of infrastructure and public services for the RiverPark Specific Plan in accordance with the above principles:

- ***On-Site Public Infrastructure:*** The Master Developer will fund the full cost of public infrastructure and public services within the Specific Plan Area. These funds shall come from revenues generated by development within the Specific Plan Area, except where specific existing City, County, District or State sources are available.
- ***Off-Site Public Infrastructure:*** The Master Developer will fund the "fair share" costs of public infrastructure outside of the Specific Plan Area required to support development within RiverPark. Construction of the various off-site circulation improvements will be funded by a combination of sources. These include City, County, and State developer financing and an

Modifications and/or Specially Permitted Uses are made to, and decided by, the Planning Commission.

5b. ***Final Project Plan:*** The Builder/Developer prepares construction documents meeting City of Oxnard requirements, while incorporating comments and/or conditions established by the Planning Commission or Development Services Department Director/Planning Manager. The RDAG will review the Final Project Plan to assure that the construction documents incorporate all design comments made to date, and then submit a recommendation to the City.

Phase 6: Building Permit

- ***Plan Check and Building Permit:*** The Builder/Developer prepares construction documents meeting all Specific Plan and City of Oxnard requirements and submits the plans and other required material to the Oxnard Building Department for the necessary approvals.

7.9.5 Roadway Approval

All Oxnard roadways, including those governed by the Specific Plan, must be approved by the City prior to their implementation. Discussions have been held with the appropriate agencies (e.g. fire, sanitation, traffic and police) concerning the roadway cross sections shown in this document and these roadways will each accommodate the appropriate functions. Any changes from these sections, or any relocation, other treatment or other uses tributary to these sections, will be considered by the City and additional approvals may be required.

7.9.6 Signage Approval

All submittals to the City shall be consistent with the requirements of the Specific Plan and the Signage and Lighting Guidelines document, including requirements for submission exhibits.

7.9.6.1 Preliminary Review

The Preliminary Signage Plan shall be submitted as part of the submission for Phase 4a of the Project Review and Approval Process, as described in Section 7.14.

7.9.6.2 Final Approval

Signage plans which incorporate the design review comments made at the Preliminary Review stage shall be submitted as part of Phase Five of the Project Permitting Process.

7.10 OTHER ISSUES

7.10.1 Effects of a General Plan Amendment on the Specific Plan

Adoption of amendments to the 2020 General Plan or a General Plan Update by the City will not necessarily require amendment of the Specific Plan. But any subsequent discretionary approval or amendment to the Specific Plan must be consistent with the General Plan, as amended and/or updated, except to the extent that such change in the General Plan deals with matters in which the Developer/Applicant shall possess vested rights under the terms of a Development Agreement entered into between the Developer/Applicant and the City.

7.10.2 Environmental Issues

The City of Oxnard has certified the Project Environmental Impact Report in association with approval of the RiverPark Specific Plan.

Mitigations for all identified impacts are defined by the adopted Mitigation Monitoring Program. All mitigations identified will be implemented as required.

7.10.3 Affordable Housing Guidelines

Within the Specific Plan Area, 140 residential units will be affordable to very low income households. Also, 140 residential units will be affordable to low income households, and 112 residential units will be affordable to moderate income households. In addition, the developer of the residential units within Planning District H shall be required to pay the applicable affordable housing in lieu fee for each residential unit constructed. The above numbers may also be increased by the application of a density bonus pursuant to City Ordinance. Any subsequent development that increases residential units above 3,043 through a Specific Plan Amendment must provide a minimum of 15% of those units as affordable, split as 5% Very Low Income, 5% Low Income, and 5% Moderate Income.

7.10.4 Residential Unit Mix within Residential Very High Districts

Within the Residential Very High portions of Districts B and C, the number of residential units collectively will be limited to up to 613 units and by the bedroom unit type. The maximum number of units per bedroom unit types are as follows:

Studio Units	68
One Bedroom Units	300
Two Bedroom Units	215
Three Bedroom Units	30

If a development is proposed that would require an increase in the maximum number of a specific unit type or types, a corresponding decrease in another unit type or types will be required, utilizing a conversion rate of 1.18 persons per bedroom. The Master Developer and TMP will monitor the unit type mix of the Residential Very High portions of Districts B and C to insure that the maximum overall unit count and bedroom unit types are not exceeded.

7.11 TEMPORARY USES

7.11.1 Temporary Use - Defined

A "temporary use" is one which occupies a parcel of land for a period of more than one hour within a twenty-four-hour period, but less than the maximum time limits set forth herein and which does not utilize any permanent structures except as otherwise permitted herein.

7.11.2 Temporary Use - Permitted

No uses listed in this section shall be conducted unless a temporary use permit or special use permit authorizing such a use has been approved.

The following temporary uses which are further defined in the City Code, may be permitted subject to the granting of a temporary use permit in accordance with the provisions of this article:

(a) Residential Land Use Districts, or property for which a residential use has been approved:

(1) Construction signs, defined as a sign stating the names of those individuals or firms directly connected with the construction project. Said sign may include the name of the city in which the business is located and emergency phone numbers.

(2) Sales or rental offices (used only for the sale or rental of residential properties which are part of a project containing five or more contiguous lots or units, said offices to be located on or immediately adjacent to the site of the project and as further regulated by section 7.11.8).

(3) Sub-division model homes and related facilities.

(4) Sub-division signs.

(5) Temporary construction yards and offices (used only in conjunction with development of uses permitted by the applicable land use district, said offices and yards to be located on or immediately adjacent to the site of the development. One adult caretaker may be present during nonconstruction hours).

(6) Youth, charitable or nonprofit organization projects.

(7) Other temporary uses, which the development services director has determined to be compatible with the land use district and surrounding land uses.

(b) Commercial and Office Land Use Districts:

(1) Those temporary uses listed in section 7.11.1 (a).

(2) Christmas tree lots.

(3) Grand opening signs, banners and other similar temporary signage excluding balloons and other inflatables.

(4) Auctions.

(5) Outdoor carnivals, circuses and rodeos.

(6) Outdoor concerts.

(7) Other outdoor shows.

(8) Outdoor religious revival meetings.

Lanes or Lane Streets: See ***Alleys***

Live/Work Unit: A building type as defined in Section 2 which allows retail or commercial use on the ground floor of a residential unit in residential neighborhoods. The ground floor of such a unit is often used for a home business, as an artist studio or a workshop. Refer to Section 4. As defined by "City of Oxnard Mixed Use Development Policy".

Live/ Work Use: Residential premises used for the transaction of business or the supply of professional services. Home occupation shall include the following: agent, architect, artist, broker, consultant, dentist, doctor, draftsman, dressmaker, engineer, interior decorator, lawyer, notary public, teacher, or other similar occupations, as determined by the DAC or the City of Oxnard Mixed Use Development Policy. Such use shall not simultaneously employ more than two persons. The total gross area of the home occupation use shall not exceed 30 percent of the gross square footage of the residential unit.

Lot: The individual land area on which a single family detached unit is located.

Major Deviation: A deviation from numerical standards of the Specific Plan by more than 15%.

Master Developer: The Specific Plan requires that a Master Developer entity (or two Master Developers, one for residential and one for commercial development) assume the primary responsibility for implementing the project according to and in conformance with the design intent of the Specific Plan and related documents until all development parcels are built out.

The Specific Plan requires that, following adoption of the Specific Plan, Master Developer responsibilities include, but are not limited to: installing backbone road and utilities infrastructure, providing public open space, selecting Builder/Developers, monitoring the allocation and maximum number of units within and among Planning Districts, and monitoring the total number of dwelling units to assure that they do not exceed the maximum of 3,656 established by the Specific Plan.

Media Niche: An architectural projection commonly used to house media cabinets and equipment in a residential application. Media niches must be combined with other architectural features such as a fireplace chimney. The media niche portion of a projection shall not exceed 6' in length parallel to the structural envelope of the building.

Minor Deviation: A deviation from numerical standards of the Specific Plan up to 15%.

Multi-Family: Dwelling units grouped within a building and sharing a street entrance with other dwelling units. Maximum density is 80 d.u. per acre.

Net Acreage: The area of a site within its property lines. Distinguished from ***Gross Acreage***. Note that Net Acreage should be used when determining residential density (unit count per acreage).

Paseo: An outdoor, uncovered pedestrian walkway in commercial and residential areas which lead from the rear to the front of the property. This walkway is attractively landscaped, hardscaped and lighted in a manner to maximize safety and security as well as to encourage pedestrian use.

Pedestrian Lighting: Lighting primarily designed to illuminate pedestrian pathways including sidewalks. Distinguished from street lighting that is primarily designed to illuminate streets.

Permitted (or By-Right) Uses: Specific Plan land uses which require review and approval by the Development Services Manager/Planning Manager. Distinguished from "Specially Permitted" land uses which require review and approval by the Oxnard Planning Commission and a Special Use Permit.

Planning Commission: The City of Oxnard Planning Commission.

Planning District: One of thirteen designated areas of the RiverPark Specific Plan, labeled "A" through "M." Each Planning District has distinct land uses, environmental character and development requirements. Planning District boundaries and characteristics are defined in Section 2.

Private Street: A street, as distinguished from a lane or alley, which is located within a development provided by a Builder/Developer on private land. A private street is generally used for on-site circulation.

Product Type: The basic unit of residential development. Each product type has associated de-

velopment requirements such as lot dimensions, building envelope, building orientation and use, service requirements and parking requirements. The RiverPark Specific Plan defines residential product types in Section 4. The location of these product types is defined in the residential regulatory plans in Section 4.

Project: The construction, addition or structural alteration of commercial, residential or institutional buildings and related facilities, or a change of use, within the Specific Plan Area by a Builder/Developer.

Refers to specific development projects on parcels within RiverPark, as distinguished from RiverPark as a whole. A project does not include permits for electrical, mechanical, plumbing, demolition or similar permits; certain fences or walls, signs, minor grading permits, reconstruction of a building damaged or destroyed by fire, flood, wind, earthquake or other calamity or act of nature or the public enemy, and any construction for which a building permit is required in order to comply with a public safety order.

The term sometimes refers to RiverPark as a whole. Context should indicate which meaning is intended.

Project Plan: The design for each project which is submitted to the City of Oxnard by a Builder/Developer during the Project Review and Approval Process.

Project Review and Approval Process: The Process defined in Section 7 by which a Builder/Developer obtains from the City the permits required to construct a development project. This process includes review by the Master Developer and the City for conformance of the Project Plan of each development with the Specific Plan and related documents.

Public Realm; Public Open Spaces: Areas of RiverPark other than those sold to Builders/Developers for private development. These include all landscaped open spaces, parks, circulation corridors for motor vehicles, pedestrians, and bicycles (public rights-of-way), storm water and water runoff control facilities. The setback areas of private development parcels between the building and public access street are also considered part of the public realm. See also "Street Space."

Public Right-of-Way: Areas within RiverPark designated for pedestrian and/or vehicular circulation with associated utilities and streetscape improvements. This land cannot be sold to Builders/Developers.

Regulations: Generic term for rules governing development in all public and private areas of the RiverPark Specific Plan Area. Includes guidelines and standards.

Residential: Premises used primarily for human habitation. Units shall not be less than 450 square feet in net area.

Residential: Low-Medium: A land use category allowing dwellings at 8-12 dwelling units per gross acre. Permitted building types are single-family detached.

Residential: Medium: A land use category allowing dwellings at 12-18 dwelling units per gross acre. Permitted building types are single-family and multi-family attached or detached.

Residential: High: A land use category allowing dwellings at 18-30 dwelling units per gross acre. Permitted building types are single-family and multi-family attached or detached.

Residential: Very High: A land use category allowing dwellings at 30-80 dwelling units per gross acre. Permitted building types are multi-family attached.

Residential Uses: Refers to the residential land use categories: Residential: Low-Medium (Single-Family); Residential: Medium (Townhouses); and Residential: High (Multi-Family Residential); Residential: Very High (Urban Apartments).

RiverPark "A": RiverPark "A" consists of all of the Specific Plan area south of Garonne Street. This area includes commercial, office, hotel/convention and residential uses.

RiverPark "B": RiverPark "B" refers to the Specific Plan area north of Garonne Street. This area is devoted primarily to residential communities with parks, schools and water control facilities including water storage recharge basins.

RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING THE SIXTH AMENDMENT TO RIVERPARK DEVELOPMENT AGREEMENT NO. 6128 (PLANNING AND ZONING PERMIT NO. 20-670-04) AND RECOMMENDING THAT THE CITY COUNCIL CERTIFY ADDENDUM NO. 15 TO FINAL ENVIRONMENTAL IMPACT REPORT NO. 00-03 FOR THE RIVERPARK SPECIFIC PLAN, GENERALLY LOCATED NORTH OF THE VENTURA FREEWAY (HIGHWAY 101), WEST OF EAST VINEYARD AVENUE, EAST OF THE SANTA CLARA RIVER, AND SOUTH OF CENTRAL AVENUE. FILED BY ANN WALSH OF SHEA PROPERTIES, 2751 PARK VIEW COURT, SUITE 261, OXNARD, CA 93036.

WHEREAS, on September 10, 2002 the City Council approved the entitlements for The RiverPark Specific Plan to guide future development on the 702-acre project site; and

WHEREAS, On September 10, 2002, the City Council adopted Ordinance No. 2605, approving Planning and Zoning Permit No. 01-5-46 (Development Agreement No. A-6128) between the owners of the RiverPark Project and the City of Oxnard; and

WHEREAS, On December 14, 2004, the City Council adopted the first Development Agreement Amendment which incorporated properties located within the RiverPark Specific Plan that were acquired by RiverPark A and RiverPark B after the effective date of the DA, including clarifications of duties and ownership relating to RiverPark and the previous project for park of the site, the Oxnard Town Center development; and

WHEREAS, On July 16, 2007, the City Council adopted the second Development AgreementAmendment, which incorporated changes related to the ability to locate a multiplex theater in District D of the RiverPark Specific Plan area; and

WHEREAS, On October 5, 2010, the City Council adopted Ordinance No. 2830 approving the third Development Agreement Amendment, maintaining development fees at current levels for an extended period of time, based on market conditions at the time; and

WHEREAS, On July 5, 2012, the City Council adopted Ordinance No. 2856 approving the fourth Development Agreement Amendment to reflect changes in numerical values for commercial square footage and residential units proposed in the fourth amendment to the RiverPark Specific Plan, along with construction timing milestones and fee adjustments; and

WHEREAS, On December 10, 2013, the City Council adopted Ordinance No. 2877 approving the fifth Development Agreement Amendment maintaining traffic development fees at current levels for an extended period of time; 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, the Planning Commission of the City of Oxnard ("**Planning Commission**") has considered an application for Planning and Zoning Permit No. 20-670-04 (**"Project"**), a sixth amendment to Development Agreement No. A-6128 (Development Agreement) between the CITY OF OXNARD, a municipal corporation of the State of California (the "City") and SOCM I, LLC, a Delaware limited liability company ("SOCMI"), RIVERPARK POINTE, LLC, a Delaware limited liability company ("Riverpark Pointe"), RIVERPARK LANDING, LLC, a Delaware limited liability company ("Riverpark Landing"), OAKMONT OF RIVERPARK LLC, a California limited liability company ("Oakmont"), SUNFLOWER, LP, a California limited partnership ("Sunflower"). Collectively, SOCMI, Riverpark Pointe, Riverpark Landing, Oakmont, and Sunflower are referred to herein as the "Riverpark Commercial Area Developers." (collectively referred to "Applicant" or "Developer" in the record of proceedings); and

WHEREAS, the Sixth Development Agreement Amendment (DAA) shall allow for a time extension, impact fee modifications, and define future affordable housing requirements. The proposed changes are included in Exhibit A to this Resolution; and

WHEREAS, on December 16, 2021, the Planning Commission of the City of Oxnard ("**Planning Commission**") conducted a duly noticed public hearing where written and oral comments were received and reviewed to consider an application for a Development Agreement (PZ 20-670-04) in accordance with Chapter 16-575 of the Oxnard City Code; and

WHEREAS, on December 16, 2021, the Planning Commission made a motion to continue the Project to the Planning Commission meeting on January 13, 2022, and

WHEREAS, the Planning Commission finds, after due study, deliberation and a duly noticed public hearing on January 13, 2022, 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 California Government Code 65864 through 65869.5; 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 and Development Agreement Amendment (DAA) Land Use, Aesthetic, Earth Resources, Biological Resources, Water Resources, Transportation and Circulation, Agricultural Resources, Air Quality, Noise, Public Schools, Fire Protection, Police Protection, Parks and

Recreation, Solid Waste Management, Library Services, Stormwater Drainage, Water Supply and Distribution, Wastewater Service, Entergy, Cultural Resources, Hazards, Wildfire, and Tribal Cultural Resources. The EIR Addendum concluded that no additional significant impacts were identified in Addendum No. 15 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. 15 with FEIR No. 00-03 and all subsequent addendums prior to making recommendations on the Project; and

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 and DA 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 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 Development Agreement Amendment is consistent with the 2030 General Plan; and

WHEREAS, the pursuit of the Development Agreement Amendment is a reasonable exercise of the City's police powers to ensure the continued health, safety, and welfare of the public by providing housing opportunities for the residents of the City of Oxnard; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing that the following circumstances exist:

1. As initially outlined in Section 6(b) and Attachment F of the Planning Commission Staff report dated December 16, 2021, and with the removal of the Residential: Very High land use from District D of the RiverPark Specific Plan Amendment and not allowing additional housing in District D, the proposed Development Agreement Amendment is in conformance with the 2030 General Plan and other adopted policies of the City of Oxnard;

2. As initially outlined in Section 6(h) of the Planning Commission Staff report dated December 16, 2021, and with the removal of the Residential: Very High land use from District D of the RiverPark Specific Plan Amendment and not allowing additional housing in District D, the proposed Development Agreement Amendment is a logical refinement and internally consistent with the adopted RiverPark Development Agreement;

3. As determined in the Addendum to FEIR No. 00-03, the proposed Development Agreement Amendment will not adversely affect or be materially detrimental to adjacent land uses, buildings or structures or to the public health, safety or general welfare; and

4. As initially outlined in Section 6(c - g) of the Planning Commission Staff report dated December 16, 2021, and with the removal of the Residential: Very High land use from District D of the RiverPark Specific Plan Amendment and not allowing additional housing in District D, the proposed Development Agreement in association with the RiverPark Specific Plan Amendment conforms to adopted City standards and constitutes good City planning; 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) adopt an ordinance approving Planning and Zoning Permit No. 20-670-04 (Amendment No. 6 to Development Agreement No. A - 6128) to amend the Development Agreement pursuant to Exhibit A, hereto attached.

SECTION 1. The Recitals above are true and correct and incorporated herein by this reference.

SECTION 2. The Planning Commission finds that the Riverpark Development Agreement 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 Development Agreement 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 Development Agreement 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 Development Agreement is the best use for the subject project site.

SECTION 6. The Planning Commission determines that the RiverPark Development Agreement is in the best interests and welfare of the City and its residents.

SECTION 7. In recommending adoption of this Resolution for the RiverPark Development Agreement Amendment, the Planning Commission finds and determines the project is in compliance with the California Environmental Quality Act because Addendum No. 15 to FEIR No. 00-03, and Subsequent Addendums was considered by the Planning Commission at the public hearing for the RiverPark Specific Plan Amendment and Development Agreement Amendment. The 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 to the MND 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 Development Agreement Amendment, the RiverPark Development Agreement shall remain in full force and effect and shall apply to the property affected by this Resolution.

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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 13th day of January 2022 by the following vote:

_____
Daniel Chavez, Jr, Chair

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

RECUSED: Commissioners:

_____
Scott Kolwitz, Secretary

EXHIBIT A

SIXTH DEVELOPMENT AGREEMENT TEXT
(See Attachment C of Planning Commission staff report dated December 16, 2021)

CITY OF OXNARD CALIFORNIA

PLANNING COMMISSION STAFF REPORT

TO: Planning Commission

FROM: Joe Pearson II, AICP, Senior Planner

DATE: December 16, 2021

SUBJECT: **Project Name: RiverPark Specific Plan Amendment & Development Agreement Amendment;** Planning and Zoning Permit (PZ) No. 20-630-01 (Seventh Amendment to The RiverPark Specific Plan), PZ No. 20-670-04 (Sixth Development Agreement Amendment) and certification of an Addendum to Final Environmental Impact Report (FEIR) No. 00-03. Located in The RiverPark Specific Plan area generally located North of the Ventura Freeway (Highway 101), west of East Vineyard Avenue, east of the Santa Clara River, and south of Central Avenue (Attachment A)

1. **Recommendation:** That the Planning Commission ("**Commission**"):

   a. Adopt Resolution 2021-XX recommending City Council approval of Planning and Zoning Permit No. 20-630-01 (Amendment to The RiverPark Specific Plan), subject to certain findings, and certification of an Addendum to FEIR No. 00-03; and

   b. Adopt Resolution 2021-XX recommending City Council approval of Planning and Zoning Permit No. 20-670-04 (Sixth Amendment to Development Agreement No. A-6128) for The RiverPark Specific Plan, subject to certain findings, and certification of an Addendum to FEIR No. 00-03.

2. **Project Description and Applicant:** The project consists of the following requested actions:

   a. A request for a Specific Plan Amendment (SPA) to make text and map amendments to the RiverPark Specific Plan (RPSP)[1] (Attachment B) to introduce a new high density land use designation within Planning Districts B, C, and D (Residential: Very High (30-80 units/acre) as identified below in the RPSP Figure 2.B; create a new development type (Apartments - Urban); revise planning area boundaries; update the Land Use Table; and update exhibits for consistency with proposed changes. The new land use designation will be applied in combination with the existing Commercial: Regional land use. This amendment would development of up to 1,025 additional residential units under the

[1] The RiverPark Specific Plan is available on the City's website: https://www.oxnard.org/city-department/community-development/planning/specific-plans/

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, as identified below in Table 1.

RiverPark Specific Plan Figure 2.B

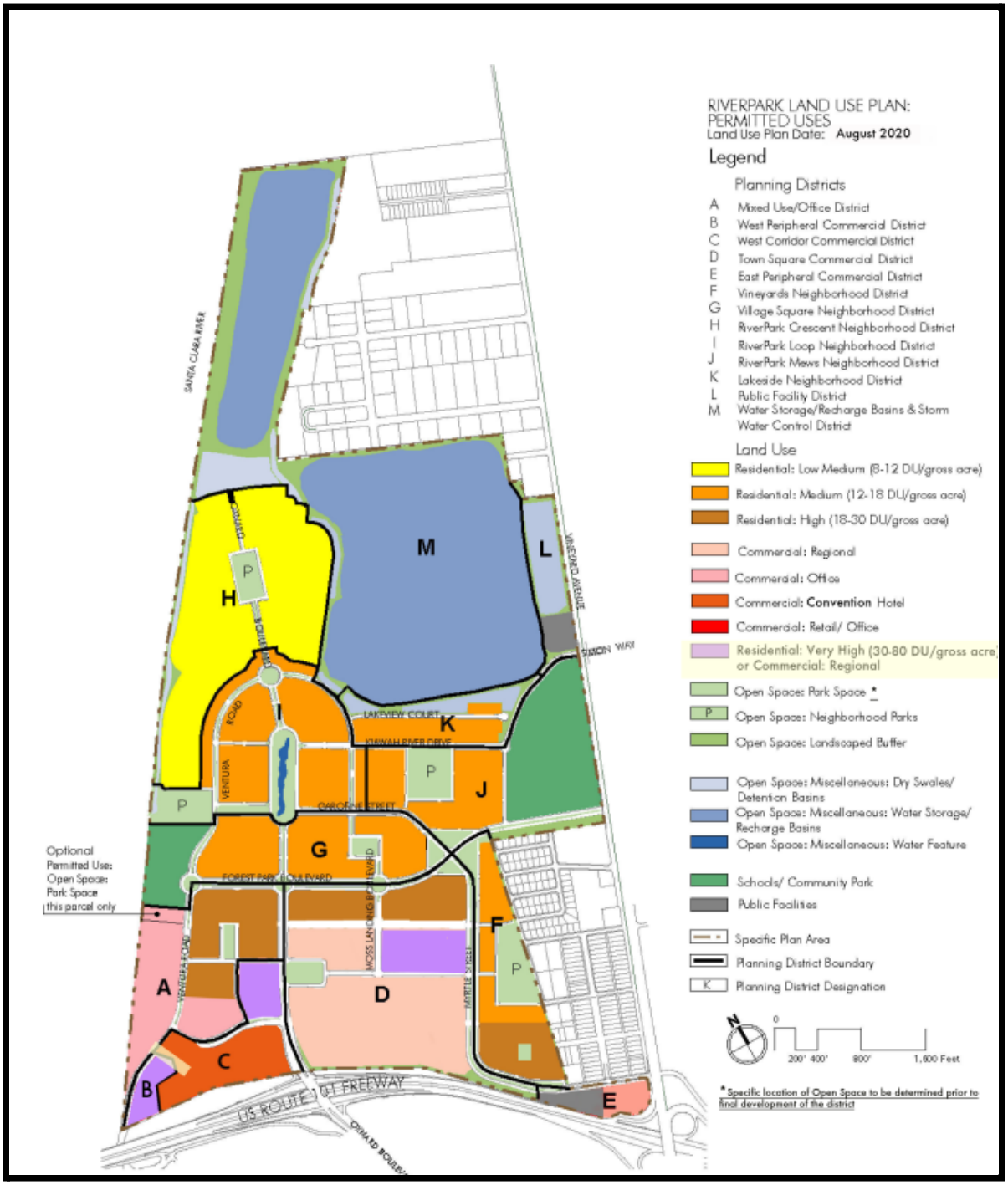


Table 1

Residential Option Development Scenarios		
Scenario	**Additional Residential Units**	**Reduction in Commercial Development**
Districts B, C & D	1,025	-562,457
Districts B & C	613	-336,377
Districts C & D	692	-379,727
Districts B & D	745	-408,810
District B[a]	333	-182,730
District C[b]	280	-153,647
District D[c]	412	-226,080

b. The proposed Development Agreement Amendment (DAA) to allow for a time extension, impact fee modifications, and define future affordable housing requirements (Attachment C). The RiverPark Development Agreement (DA) does not cover the properties or development within the proposed District B. Those properties are covered under a separate Development Agreement, which is processing a separate DA Amendment (PZ 20-670-03) concurrent with this request.

c. In accordance with the California Environmental Quality Act (CEQA), Addendum No. 15 (Attachment D) to FEIR No. 00-03, and subsequent Addendums[2] (Attachment E), for The RiverPark Specific Plan has been prepared.

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 State California Environmental Quality Act (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 Ann Walsh of Shea Properties, 2751 Park View Court, Suite 261, Oxnard, CA 93036 (collectively referred to as the "Applicant" or "Developer.")

3. **Existing & Surrounding Land Uses:** The 702-acre RPSP site is located in the western portion of Ventura County, in the northwestern edge of the City of Oxnard, and is bounded by 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). The RPSP area is currently under active development and operation.

[2] The RiverPark FEIR and Subsequent Addendums are available on the City's website: https://www.oxnard.org/environmental-document-archives/

The following table provides City General Plan designations, City zoning which governs the area. Additionally, the table identifies a general summary of existing land uses.

Table 2

LOCATION	ZONING	2030 GENERAL PLAN	EXISTING LAND USE
Project Site	The RiverPark Specific Plan	Commercial Regional, Residential: Low-Medium, Medium, and Medium-High, Park, School, Public Semi-Public; Resource Protection; Easement	Mixed Use commercial and apartment project, affordable apartment development.
North	County Unincorporated	County Unincorporated	Light Industrial Development
East	C-2-PD, R-1-PD, R-3-PD, R-2-PD	Residential: Low, Low-Medium, and Medium, Commercial General	Mixed residential (Single Family, Duplexes, Apartments), Commercial
South	The Village Specific Plan and C-2-PD	Residential: Medium-High, High; Commercial General, Commercial Regional, and Park	Mixed Use commercial and apartment project, affordable apartment development.
West	County Unincorporated	County Unincorporated	Santa Clara River

4. **Background Information:** The RPSP was adopted by the City Council on September 10, 2002, together with the General Plan Amendment, Zone Change, Annexation, Development

Agreement, and EIR certification related to the RPSP approval. The original RPSP allowed for the phased development of 2,805 dwelling units and 2,485,000 square feet of commercial development (including approximately 221,000 square feet of existing office development that was approved under the Oxnard Town Center Specific Plan, prior to the adoption of the RPSP). The original 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.

Six previous amendments to the RPSP have been approved.

1. The Council approved the first amendment request (PZ 02-630-05) on October 22, 2002, which amended the new RPSP to include regulations for temporary uses.
2. The 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.
3. The 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.
4. The fourth amendment (PZ 10-630-02), was approved by the City Council 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.
5. The fifth amendment (PZ 09-630-03), was approved by the City Council on June 5, 2012. The fifth amendment 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. The additional units were to be located in District D of the RPSP.
6. The sixth amendment (PZ 18-630-01), was approved by the City Council on February 19, 2019, to amend the text of the RPSP to allow two (2) monument signs in Planning Districts C, subject to subsequent approval of a DDR.

According to California Government Code Section 65453, a specific plan may be amended as often as deemed necessary by the legislative body.

On September 10, 2002, the City Council adopted Ordinance No. 2605, approving Planning and Zoning Permit No. 01-5-46 (Development Agreement No. A-6128) between the owners of the RiverPark Project and the City of Oxnard. The RiverPark Development Agreement (DA) has been amended on five previous occasions.

1. The first, adopted December 14, 2004, incorporated properties located within the RPSP that were acquired by RiverPark A and RiverPark B after the effective date of the DA, including clarifications of duties and ownership relating to RiverPark and the previous project for part of the site, the Oxnard Town Center development.

2. The second DA amendment, adopted July 16, 2007, related to the ability to locate a multiplex theater in District D of the RPSP area.
3. On October 5, 2010, the City Council adopted Ordinance No. 2830 approving the third DA amendment maintaining development fees at current levels for an extended period of time, based on market conditions at the time.
4. On July 5, 2012, the City Council adopted Ordinance No. 2856 approving the fourth DA amendment to reflect changes in numerical values for commercial square footage and residential units proposed in the fourth amendment to the RPSP, along with construction timing milestones and fee adjustments.
5. On December 10, 2013, the City Council adopted Ordinance No. 2877 approving the fifth DA maintaining traffic development fees at current levels for an extended period of time.

The RiverPark Development Agreement does not cover the properties or development within the proposed District B.

Of the 3,043 residential units permitted by the approved Specific Plan, 3,003 units have been approved and built, including 447 affordable housing units. The approved RPSP permits the development of 40 additional units in District A. At the time the RPSP was adopted, there was 421,000 square feet of existing commercial office space within Planning District A. When this existing office space is added to the amount of commercial space permitted by the RPSP as adopted, the total amount of commercial space developed within the RPSP Area is 1,447,342 square feet. Since approval of the RPSP, commercial development has occurred in Districts A, B, D and E. The approved RPSP permits the development of an additional 650,658 square feet of commercial uses in Districts A, B, C, D, F, G, I, J and K.

5. Environmental Analysis: In accordance with the California Environmental Quality Act (CEQA), 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).

An environmental consultant, under the supervision of Planning Division staff, has prepared Addendum No. 15 to the approved FEIR No. 00-03, and subsequent addenda (Attachments D & E) to evaluate potential environmental impacts of the proposed Project. Addendum No. 15 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. Addendum No. 15 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.

The proposed Project has been reviewed under an Addendum to FEIR No. 00-03, and subsequent addenda, for the RPSP. According to Section 15164 of the California Environmental Quality Act (CEQA), an Addendum to a previously certified EIR is required when only minor technical changes or additions are necessary to previously approved EIR, and none of the conditions requiring a subsequent EIR have occurred. The addendum evaluated each of the residential option development scenarios identified in Table 1 above. The evaluation determined that none of the scenarios would result in a substantial increase in severity of significant environmental impacts previously analyzed in the certified EIR and the scenarios would not result in any new significant impacts. The DAA updates the DA to reflect the changes proposed in the RPSP, along with fee adjustments. Addendum No. 15 does not require public circulation because it does not provide significant new information that changes the FEIR No. 00-03 in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the Project or a feasible way to mitigate or avoid such an effect.

Addendum No. 15 used the City of Oxnard CEQA Thresholds and California recommended thresholds to determine if an environmental impact was large enough to be considered significant. No additional significant impacts were identified in Addendum No. 15 prepared for this Project, nor would the Project substantially increase the severity of previously anticipated significant impacts. Lastly, the original mitigations will remain applicable. These mitigations will be applicable to any future projects developed under the specific plan. Therefore, staff 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. Accordingly, none of the conditions that trigger the need to prepare a subsequent Environmental Impact Report pursuant to CEQA Guidelines § 15162 would occur. Pursuant to CEQA Guidelines §15164, the Commission shall consider Addendum No. 15 with FEIR No. 00-03 and all subsequent addendums prior to making recommendations on the 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 Applicant is requesting text and map amendments to the RPSP and a DAA. The following is a summary of the requested revisions. The original RPSP was adopted in 2002, since then much of the buildout has been completed. However, over 650,000 square feet of commercial/office space remains undeveloped. As market conditions have changed significantly since the original adoption of the RPSP, the Applicant has indicated that there is no longer sufficient demand to support the additional commercial space. As a result, the Applicant is requesting an amendment to allow for additional residential development within the specific plan area, to meet the growing housing demand.

SPA No. 7

The Applicant has requested various changes to the Land Use Plan and text of The RPSP to facilitate ongoing development. A summary of the requested revisions and the individual pages to be amended through this SPA are provided in Attachment B. Further analysis of each request within the SPA, DAA and other aspects of the project are detailed in Section 6(g) of this staff report.

Sixth DAA

The proposed DAA would be the sixth Amendment to DA A-6128 between the City of Oxnard and Riverpark Commercial Area Developers.

For the Second DAA, the Applicant is requesting modifications to ten sections of DA No. A-6128 and the Subsequent DAAs. At the City Council's public hearing on May 19, 2020, the Council directed staff to work with the Developer on revisions to the DA to reduce the financial impacts of increased and new development impact fees on the project. In response, the Developer is requesting a fee lock and waiver of new fee increases approved by the City Council on May 19, 2020. The Developer would receive fee credits for improvement costs associated with construction of bicycle and pedestrian facilities and art provided in the Collection. The following is a summary of DAA requests. A discussion on each item is provided in Section 6(h) of this staff report and the DAA text is provided in Attachment C.

1. Extend term of DA for a period of five (5) years to October 10, 2027.
2. Set applicable impact fees at the rates effective September 24, 2018 for the term of the agreement, except as otherwise modified.
3. Recognize existing waiver of storm drain fees.
4. Recognize existing credit to Quimby Fee Credit and provide waiver for future Quimby and Park-related Fees.
5. Recognize existing waiver of sewer fees, for commercial development and provide credit toward proposed residential.
6. Recognize existing credit and set Growth Fees at the rates effective September 24, 2018 for the term of the agreement.
7. Set the Traffic Impact Fee at the rate in effect September 24, 2018 for the term of the agreement.
8. Adjust Mobility Fee based on proposed development populations and provide credit toward new Mobility Fee, based on credit for existing bicycle and pedestrian facilities constructed as part of the buildout of the RiverPark Specific Plan.
9. Provide credit toward Public Art Fee for existing art in the Collection.
10. Set a 15% affordable housing requirements for additional residential units.

b. General Plan Consistency: The City's 2030 General Plan land use designation for the subject site is Commercial Regional (CR) with corresponding land use designations to support development of the approved RPSP. The proposed SPA to the RPSP and foreseeable development is consistent with the 2030 General Plan and the property's land use designations. Since the original approval of the RPSP the City adopted the 2030 General Plan, including the 2021-2029 Housing Element in October 2021. The 2030 General Plan has four major themes, one of which is to develop or reinvest within the City Urban Reserve Boundary (CURB) with an "urban village" concept. The urban villages would incorporate private and public redevelopment, mixed land uses, affordable and workforce housing, and transit connectivity and are intended to be a key strategy for meeting GHG emission reduction targets and implementing the Southern California Association of Governments regional Sustainable Community Strategy (SB 375).

The 2030 General Plan defines Urban Villages as mixed use areas designed to encourage persons to live near their place of employment and/or support services. The integration of complementary land uses is intended to promote a pedestrian orientation to reduce trips and vehicle miles traveled and reduce greenhouse gas emissions.

RiverPark is located within the North Oxnard Transit Enhancement District (NOTED) Urban Village as defined in the 2030 General Plan. The NOTED area includes the area north of the Oxnard Boulevard/Vineyard Avenue intersection generally between Ventura Road and Vineyard Avenue including the Esplanade shopping center, The Village Specific Plan, and the Riverpark Specific Plan. The NOTED area is designated as a "Catalyst" project by the California Department of Housing and Community Development as an example of desirable mixing of land uses and activities combined with transit that will in total reduce the volume of local vehicular travel and, as a result, Greenhouse Gas (GHG) emissions.

The Districts in the RPSP Area that would be modified with the proposed SPA are designated CR on the 2030 General Plan Land Use Map. This designation allows major multitenant shopping centers that may include offices, hotels, and other services. Residential, live/work, work/live, and mixed uses are strongly encouraged in these areas.

The adopted RPSP is consistent with the CR land use designation and Urban Village policies as the commercial districts as defined in the RPSP currently allow a mix of commercial and residential uses. The proposed SPA would allow for a change to the residential and commercial uses in RiverPark by decreasing the amount of commercial development and increasing the amount of multifamily residential development permitted in the mixed-use commercial districts in RiverPark. Currently there are 650,658 square feet of remaining commercial uses to be built under the adopted RPSP. The proposed SPA provides an option to allow approximately 88,000 square feet of commercial uses to be constructed and an additional 1,025 residential units. As such, the proposed SPA would

increase the residential population in RiverPark, which would use and support the existing and planned retail commercial development in the Specific Plan Area.

The Residential High designation as defined in the General Plan allows residential development at a density of 30 or more units per acre. This designation allows mid to high-rise residential buildings, preferably as part of a mixed-use or urban village area with live/work, work/live, and mixed use development is strongly encouraged.

The addition of the Residential: Very High land use category to the RPSP would be consistent with the purpose and intent of both the Commercial Regional and Residential High land use designations and the 2030 General Plan Urban Village policies.

The proposed DAA renegotiates fees and development timing between Developer and the City, and does not conflict with General Plan land use, goals and policies. The project's consistency review with General Plan policies is included as Attachment F. The proposed project has been determined to be consistent with the General Plan and the property's land use designation.

c. **Conformance with Zoning Development Standards:** The proposed SPA would include adjustments to the amount of commercial and residential development in Planning Districts with the residential options chosen. The total amount of commercial development allowed would be reduced by up to 562,457 square feet to 1,536,000 square feet and the maximum number of dwelling units would be increased by 1,025 units to 4,068 units.

The SPA would introduce a new high density land use designation within Planning Districts B, C, and D (Residential: Very High (30-80 units/acre)) to identify where these new residential uses could be located. The SPA creates a new development type (Apartments - Urban) which sets design and operational standards for future residential development. Additionally, the proposed SPA limits the size of these additional residential units as follows: Studio Units – 108, One Bedroom Units – 504, Two Bedroom Units – 363, and Three Bedroom Units – 50. The SPA assumes 1.18 persons per bedroom, and the SPA requires a Parking Management Plan (PMP) for future Apartment - Urban developments. Required onsite parking is described below in Table 3.

Table 3

Required Onsite Parking			
Studio	One Bedroom	Two Bedroom	Three Bedroom
108 Units	504 Units	363 Units	50 Units
1 parking space	1 parking space	1.5 parking spaces	2 parking spaces

Required Onsite Parking			
		(averaged)	

The SPA would also revise planning area boundaries, update the Land Use Table to include a new Residential Very High or Regional Commercial Zone, and add a new development type. Finally, the SPA would update exhibits for consistency with proposed changes.

The potential future development is not part of this discretionary approval request. Future development within The RPSP will continue to be subject to review under a Design Development Review (DDR) Permit, and will be required to comply with The RPSP development standards and all mitigation measures identified in FEIR and subsequent addendums.

According to California Government Code Section 65453, a specific plan may be amended as often as deemed necessary by the legislative body. Unlike General Plan amendments, specific plans are not limited to a set number of four amendments during a calendar year.

To summarize a few key SPA components, the Specific Plan Land Use Plan (Figure 2.B) designates properties within District B, C, and D for the new Residential Very High or Commercial Regional land use. As identified in Table 1, the SPA introduces development options for additional residential development in the Districts B, C, and D. The SPA provides a process for implementation of these options. Commercial or residential development is allowed as options, but not both. The new land use will allow for the development of the new 7-R Apartment - Urban development type, which allows for a maximum density of up to 80 units per acre. The SPA will provide development standards for the new housing type, including building coverage, building height, open space requirements, parking requirements, setbacks, and access requirements.

The proposed DAA does not propose revisions to zoning development standards. The revision, as identified in Section 6a above, would not conflict with existing or amended development standards within the OCC or The RPSP RiverPark Specific Plan.

d. Site Design: The amendment to The RPSP will result in minor changes to the overall specific plan site design. The primary changes would be the allowance for residential in currently destination commercial areas. If the residential option is chosen for District D, the existing parking lot would be removed, however replacement parking would be required per the RPSP. The parking for both the residential and commercial would be evaluated with the future development application.

e. **Circulation and Parking:** The roadway network for the RiverPark area was built out under the RPSP. The proposed SPA will not alter the existing roadway system. Each of the properties identified for the additional residential currently allows commercial/office, and has access to the existing roadway system. A traffic study was prepared for the requested SPA and independently reviewed by the City's Traffic Engineer. As identified in Addendum No. 15, the traffic study concludes that build-out with the additional residential units, instead of the commercial development would generate 9,309 less Average Daily Trips (approximately 11.3 percent) and 762 less Peak PM Trips (approximately 9.8 percent) with only a slight increase of 222 Peak AM trips (approximately 4.7 percent) compared to the original RPSP. The existing roadway network was found to be sufficient to serve the additional residential units. Additional residential units will be required to pay Traffic Impact Fees.

   The SPA will establish parking standards for the new 7-R Apartments - Urban. The proposed parking standards are consistent with the other high density apartment types in the RPSP. As noted above, in the event any existing parking areas were to be converted to additional commercial or residential, replacement parking would be required per the RPSP.

   To allow for the effective management of off-street and on-street resident and visitor parking associated with the proposed higher density development, a Parking Management Plan (PMP). The PMP shall describe parking counts, onsite and curbside parking management and enforcement practices will be required for all Apartment-Urban projects. This requirement is similar to the requirement for a PMP in other districts within the RPSP. The purpose of these plans is to identify a series of specific strategies and parking controls to prevent residents and visitors of this development from creating parking issues that affect surrounding land uses and traffic safety. Some important potential components of these plans include limiting the number of cars allowed per unit within resident leases, assigning parking spaces to residents, and parking enforcement onsite. The PMP may include requirements that they be revised if the plan is shown to be ineffective. The PMP may allow shared parking arrangements with adjacent uses or districts. The PMP shall be approved by the City Traffic Engineer.

f. **Parks and Open Space:** The current City standard for total developed acres of parkland is 3.0 acres per 1,000 population, as established by the Quimby Act. Individual standards for Neighborhood and Community Parks are 1.5 acres per 1,000 population. The proposed SPA would allow the option to increase the maximum number of residential units allowed in the Specific Plan Area to 4,068 units while subsequently reducing commercial square footage allowed in the selected District. Using the City standard for total developed acres of parkland and assuming full residential buildout of the proposed SPA, approximately 16 acres of Neighborhood Park space and 16 acres of Community Park land would be required. The Specific Plan Area as currently 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. In addition, the proposed SPA would be consistent with the goals and policies of the Parks and Recreation Element Plans and Policies of the General Plan. The proposed SPA would not remove or reduce the existing park space.

g. RiverPark SPA No. 7: The Applicant has requested several revisions to the Land Use Plan and text of The RPSP. The pages to be amended through this SPA and a list of the changes by page is included in Attachment B. In summary, the amended sections of the RPSP include provisions for the following:

1. To allow for an increase in the maximum number of residential units allowed under the RPSP and potential reduction of commercial square footage as would occur under various development options, which have been identified in Table 4, below. In addition, add a new section outlining the application of development options for residential or commercial development in RPSP Districts B, C, and D would be added.

Table 4

Project Wide Maximum Allowed Development Under the Residential Development Options		
Residential Options Selected by District	Maximum Number of Residential Units	Maximum square feet of retail, hotel/convention, and office uses
B, C, D	4,068	1,535,543
B & C	3,656	1,761,623
C & D	3,735	1,718,273
B & D	3,788	1,689,190
B	3,376	1,915,270
C	3,323	1,944,353
D	3,455	1,871,920
No Residential	3,043	2,098,000

2. Adjustment in the distribution of commercial building square footage among the RPSP Districts, including the reduction of the maximum amount of commercial in Districts F, G, I, and J and a corresponding increase in the commercial square footage of RPSP District D.
3. Add a 7th residential product type (7-R) called Apartments-Urban. The SPA will provide development standards for the new housing type, including building coverage, building height, open space requirements, parking requirements,

setbacks, and access requirements.

4. Provide the maximum number of units per bedroom unit types for the additional residential development. This is to ensure the final unit mix and population numbers are consistent with the analysis provided in Addendum 15 to the RPSP FEIR.
5. Reconfigure the boundary of RPSP District B in Exhibits 2.B, 2.C, 2.D, 2.I, and 3.C to be consistent with the development that has taken place or been entitled in RPSP District B and C.

Staff has evaluated the request and has determined that the proposed amendments are necessary to allow for the future implementation of the RPSP. The changes as proposed provide flexibility for the future buildout of the RPSP area. The proposed Residential: Very High land use and Apartments - Urban are appropriate for the Regional Commercial areas, as they were intended for higher intensity uses. As noted above, RiverPark was developed with the New Urbanism and Smart Growth principles, 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. The changes in land uses are proposed in the central and southwest portion of the RPSP Area and would not affect the overall structure of the community or its compatibility with surrounding land uses. The proposed SPA would add multifamily housing to the central and southwest portion of the RiverPark Community while maintaining a pedestrian oriented community by placing this additional housing near commercial and employment generating uses. As a result, the inclusion of higher density housing types within or in close proximity to the core commercial areas will further promote and implement these principles. Most importantly, it allows the RiverPark Developers to better respond to the changing demands of the City, while maintaining the vision of the RiverPark commercial areas.

Also, from the perspective of the existing and potential built environment, the development standards for the Apartments Urban will be compatible with the existing RPSP. The proposed SPA would introduce additional multifamily residential development in the central and southwest portions of the community up to 6 stories with a height up to 90 feet in 3 specific locations. The RPSP currently allows buildings with up to 2 stories or 75 feet in District B and 5 stories in Districts A, C and E. Allowing buildings with up to 6 stories in District B would be a change from currently permitted height, however this District is located in the southwest corner of the Specific Plan Area next to existing commercial and residential development. The locations in Districts C and D where this type of apartment building would be permitted are also locations surrounded by other multistory residential buildings and retail commercial development. The location and scale of the type of residential buildings that would be permitted would be consistent with the overall pattern of

development in these mixed-use commercial districts and the goals and objectives of the RPSP.

h. DAA: The Applicant has requested modifications to DA No. A-6128 and DAA 1-5, which are collectively referred to as the Sixth DAA. The Developer is requesting a time extension of their existing agreement, fee lock, continuation of existing waivers, and credit for existing park, public art, and bicycle and pedestrian facilities. The following is a discussion of the requested DAA modifications.

The Sixth DAA will have a net public benefit of providing more affordable housing, promoting the full buildout of the RPSP, and additional tax revenue. The amendments are consistent with the FEIR. The Addendum to the FEIR, and subsequent addenda (Attachment D & E) are discussed in Section 5 of the staff report.

1. <u>Extension of Existing Development Agreement:</u>
   - *Original DA Provision:* The Riverpark Development Agreement was adopted by Ordinance 2605 on September 10, 2002 and became effective 30 days thereafter on October 10, 2002 and shall remain in effect for a term of twenty (20) years (October 10, 2022), unless the term is modified by mutual written consent of the City and the Developer.
   - *Proposed DA Revision:* Agree to approve the request for extension for five years beyond October 10, 2022 to October 10, 2027. Agreement may be further extended by the City Manager upon mutual consent of the City and Developer, to the completion of the development, but not to exceed a period of ten (10) additional years.
   - *Impact to the City:* Since portions of the commercial land located in Riverpark remain vacant since 2005, this request to extend the DA and complete the Project build-out would have a positive impact to the City. Whether the final products to be built will be commercial or high-density units, the City would achieve additional tax revenue. In addition, Project build-out will enhance and protect the entire Riverpark area.

2. <u>Set applicable impact fees at the rates effective September 24, 2018 for the term of the agreement, except as otherwise modified:</u>
   - *Original DA Provision:* Limitation on increase of certain fees including Growth Requirement Capital Fees; Planned Drainage Facilities Fees; Planned Traffic Circulation Facilities Fees; Planned Wastewater Facilities Fees and Planned Water Facilities Fees (collectively "Existing Fees") for five years at the rate in effect as of the Effective Date of the original DA.
   - *Proposed DA Revision:* This amendment would lock the impact fee rates for Water System Connection Fees, Air Quality Fees, General Plan Maintenance

Fees, and Utility Undergrounding Fees at the City of Oxnard rates Effective September 24, 2018.

- *Impact to the City:* Since these fees are currently in effect there would be no immediate financial impact to the City. However, if new rates were adopted for the fees covered, the increased revenue would be waived.

3. Recognize Existing Waiver of Drainage Fees:
   - *Original DA Provision:* In consideration for Developer's construction of the Master Planned Drainage Improvements, the City shall waive all City drainage fees relating to the Project. The City shall not impose any drainage-related fees on the Project or any portion thereof. This waiver of payment of current and future City drainage fees shall remain in effect for the term of this Agreement, including any extensions of the Agreement, or until initial buildout of the Project occurs, whichever term is longer.
   - *Proposed DA Revision:* This amendment would recognize the Applicant's existing waiver for Storm Drain fees.
   - *Impact to the City:* Since the City does not collect this fee from the Applicant, the financial impact to the City would be zero. Additionally, any development impact fees are a one-time fee intended to fund capital costs, not fund deficiencies or ongoing maintenance. Developer was required to construct extensive drainage improvements to convey storm water and improve storm water quality discharge into the Santa Clara River to fully mitigate the fully built-out Project. Future residential or commercial development would have similar amounts of impervious surfaces; therefore, they would be expected to generate a similar amount of stormwater.

4. Provide Waiver of Quimby and Park Related Fees: A request to waive current and future Quimby and Park Development fees. The Parks Development fee funds park development costs and is not the same as the City's Quimby fee, which is for park land acquisition.
   - *Original DA Provision:* The City acknowledges that, as specified in the RPSP, approximately 258.7 acres of the Project will consist of public recreation and open space areas including, among other things, parks, linear park systems, trails, and other open space areas (collectively the "Public Recreation Areas"). The Public Recreation Areas are more fully described in Exhibit F, which is attached hereto and incorporated herein by this reference. The City acknowledges that the value of such Public Recreation Areas far exceeds the Quimby Fees that the City would otherwise be entitled to impose on the Project. Upon the completion of each phase of the Public Recreation Areas in "turnkey" condition ready for use by the public and acceptance of same by the City (which acceptance cannot be unreasonably withheld, provided each phase is built pursuant to the design and

budget described in Exhibit F), City shall grant a credit ("Quimby Fee Credit") to Developer in an amount equal to the sum of the value of the land and costs reasonably incurred by Developer in connection with the engineering and construction of that specific phase of the Public Recreation Areas. This waiver of payment of current and future City Quimby Fees and park-related fees shall remain in effect for the term of this Agreement, including any extensions of the Agreement, or until the initial buildout of the Project occurs, whichever term is longer.

- *Proposed DA Revision:* This amendment would recognize that the value of such provided park areas far exceeds the Quimby and Park-Related Fees that the City would have otherwise be entitled to impose on the Project, and provided a waiver of payment of current and future City Quimby Fees and park-related fees for the term of this Agreement, including any extensions of the Agreement, or until the initial buildout of the Project occurs, whichever term is longer.
- *Impact to the City:* The parks have been constructed, the City has accepted an amount of park and recreational open space that far exceeds the amount required to properly serve the Project. As identified in the Addendum No. 15 to the FEIR, the current City of Oxnard standard for total developed acres of parkland is 3.0 acres per 1,000 population, as established by the Quimby Act. Individual standards for Neighborhood and Community Parks are 1.5 acres per 1,000 population. Using this standard, with the proposed SPA, approximately 16 acres of Neighborhood Park space and 16 acres of Community Park land would be required. The Specific Plan Area as developed includes approximately 23 acres of Neighborhood Park space and 30 acres of Community Park space.

5. <u>Recognize Existing Waiver of Sewer Fees For Development Anticipated Under the Original RiverPark Specific Plan and provide credit toward residential proposed under SPA.</u>
   - *Original DA Provision:* Payment of RiverPark Sewer Fees: (a) Upon the recordation of the first final map for the Project, the Developer shall pay to the City the amount of Ten Million One Hundred Thousand Dollars ($10,100,000) as payment in full for all the sewer fees for the Project (the "Riverpark Sewer Fee"). The City and Developer agree that the Developer's payment of the Riverpark Sewer Fee represents the amount necessary to ensure that adequate sewer capacity and facilities are available to properly serve the Project. In consideration for the Developer's payment of the RiverPark Sewer Fee at the recordation of the first final map for the Project, the City shall not impose any sewer fees on the Project or any portion thereof. This waiver of payment of current and future sewer fees shall remain in effect for the term of this Agreement, including any extensions of the Agreement, or until initial buildout of the Project occurs, whichever term is longer, provided that the buildout of the Project occurs at the same or lower density and intensity of use as is set forth in the Specific Plan.

- *Proposed DA Revision:* This amendment would recognize the Applicant's existing waiver for Sewer fees, and allow for an adjustment of Sewer Fees for the additional residential units based on the change from Commercial to Residential.
- *Impact to the City:* The financial impact to the City would be zero. The existing DA waives fees for development anticipated under the Original RPSP due to the initial payment. Additional impacts from new residential would be captured through the payment of fees in excess of existing credit. Additionally, any development impact fees are a one-time fee intended to fund capital costs, not fund deficiencies or ongoing maintenance. Developer was required to pay the RiverPark Sewer Fee and remove the then existing sewer lift station, and the City documented in the DA that payment of the Riverpark Sewer Fee represents the amount necessary to ensure that adequate sewer capacity and facilities are available to properly serve / mitigate the Project as originally adopted.

6. <u>Recognize Existing Credit and Lock in Capital Growth Impact Fee rate:</u>

   A request to lock in the growth impact fees (aka "Growth Fees") to the rate in effect May 1, 2020. The Growth Fee funds facilities such as police and fire stations, city hall and community centers.

   - *Original DA Provision:* The original DA required the Developer to contribute to the construction of a joint County/City Fire Station to be located in the project. As a result the Developer was granted a Fee Credit of approximately two million ($2,000,000) dollars against the City Capital Growth Fee to be used toward any project at the discretion of the Developer. The Fee charged to the Developer was the capital growth impact fee in effect at the time that building permits are pulled. If any of these funds were remaining at the time of buildout, the City was to reimburse the Developer for any remaining credits.
   - *Proposed DA Provision:* This amendment would recognize the remaining balance of the Growth Requirement Capital fee credit to the Developer. In addition, the Developer requests to be locked into the 2018 Growth Development
   - *Impact to the City:* Under the City's fee increase approved on May 19, 2020, this would increase the fee to $3,955 per dwelling unit for residential and $2,064 per 1,000 square feet of commercial. The RiverPark area includes Community Facilities District No. 5 (CFD 5) which was established in 2005 to pay for the cost and expense of providing public services to the RiverPark development, Through CFD 5, RiverPark provides funding to Police protection services, ambulance, and paramedic service, among other things. RiverPark CFD 5 is a non-bonded district for maintenance and does not expire so all future development will continue to contribute to this assessment annually. Also the Developer will continue to contribute into the Growth Fee funds using the 2018 Fee Schedule. Based on an estimated 732 dwelling units or 526,658 of commercial development in RPSP but not in District B (District B is subject to another DAA through PZ No. 20-670-03), the total cost of this amendment (difference between the prior fee and

the new fee) is approximately $2.07 million or $771,000 in waived revenue, for the residential or commercial, respectively.

7. <u>Set the City's Traffic Impact Fee rate:</u>

   A request to lock in the September 24, 2018 traffic impact fee (aka "Traffic Circulation Fee"). The City's traffic circulation fee provides funding for roadway improvements to maintain acceptable level of service for new development. This amendment would apply to the City's Traffic Circulation Fee and would not affect the County of Ventura Traffic Mitigation Fee.

   - *Original DA Provision:* Limitation on increase of certain fees for five years after the date on which the first building permit for a non-model dwelling unit is issued by the City at the rate in effect as of the Effective Date. Additionally, upon completion of the Master Planned Traffic Circulations Facilities and acceptance of such facilities by the City, Developer received a City Traffic Fee Credit.
   - *Proposed DA Provision:* This amendment to Section would lock the existing traffic circulation fee to the fees in effect on September 24, 2018
   - *Impact to the City:* Under the City's fee increase approved on May 19, 2020, this would increase the fee to $7,574 per apartment dwelling unit and $7,899 per 1,000 square feet of commercial. Based on an estimated 732 dwelling units or 526,658 of commercial development in RPSP but not in District B (District B is subject to another DAA through PZ No. 20-670-03), the total cost of this amendment (difference between the prior fee and the new fee) is approximately:
     - Full residential build-out $647,000 in waived revenue.
     - Full commercial build-out $705,000 increase in revenue.

8. <u>Credit toward the new Mobility Fee:</u>

   A request to provide credit toward the Mobility fee for the reasonable cost of design, engineering, land, and construction cost of the public bicycle and pedestrian facilities constructed as part of the RPSP buildout that haven't been used to offset other required fees. The Mobility fee was recommended in the City's 2011 Bicycle & Pedestrian Facilities Master Plan and is intended to support the City effort to improve the bicycle and pedestrian network.

   - *Original DA Provision:* The Mobility fee is a new fee and therefore was not discussed in the DA.
   - *Proposed DA Provision:* The DAA would allow the Developer to pay an alternative Mobility Fee based on the project density. Based on the average density of the added residential units of 1.71 persons per residential unit the adjusted Mobility Fee for the Multi Family residential would be $1,347.05. The amendment would provide a credit toward the new Mobility fee for the remaining 732 units or 526,658 square feet of commercial development. The credit is based on the fact that RiverPark has developed approximately 2.5 miles of Class 1 bike lanes and 4 miles of Class II bike lanes. City staff or a mutually agreed upon third

party consultant shall be used to verify any costs used to obtain any fee credits. The value of these improvements would be distributed among the remaining developments.

- *Impact to the City:* Under the City's fee increase approved on May 19, 2020, this new fee would have cost the Developer $2,245 per dwelling or $1,146 per 1,000 square feet of commercial. Based on an estimated 732 remaining dwelling units or the remaining 526,658 of commercial development in RPSP but not in District B (District B is subject to another DAA through PZ No. 20-670-03), the total cost of this amendment is approximately $1,643,000 or $603,000 in waived revenue, for the residential or commercial development, respectively.

9. <u>Public Art Fee Credit:</u>
   - *Original DA Provision:* Public Art was not addressed in the DA
   - *Proposed DA Provision:* Acknowledges and agrees that the Riverpark Commercial Area Developers have contributed more than two million dollars ($2,000,000) in public art installations in the areas subject to this Sixth Amendment to Development Agreement in full satisfaction of the City's public art requirements, and no additional public art is required for these portions of the Site. Of the public art that Developers have installed previously, Developers shall maintain public art installations on the Site valued at a minimum of two hundred eighty-seven thousand dollars ($287,000) in perpetuity.
   - *Impact to the City:* This request has no impact on the City. All public art will be provided onsite. Art installations are at the cost of the Developer and maintained by the Collection as part of maintenance of designated streets, sidewalks, open space areas, and buildings in the Collection, and all associated costs far exceed the public art program requirements.

10. <u>Affordable Housing Requirements</u>:
   - *Original DA Provision:* Per Section 11 of the Development Agreement, master plan builders have constructed affordable housing units and paid affordable housing fees. RiverPark has constructed 3,003 residential units of which there are 254 designated for-sale affordable units and 193 designated rental affordable units. In addition, the master plan builders have paid approximately $1.707 million affordable housing fees to the City for 403 residential units constructed in Planning Area H in accordance with the Development Agreement Section 11. A Summary is provided identifying RiverPark affordable housing units. Per Section 12, The City shall not impose any additional affordable housing requirements or fees on any portion of the project during the term of the Agreement. In accordance with the City of Oxnard Affordable Housing Ordinance no additional affordable housing fees would be assessed.
   - *Proposed DA Provision:* All new residential projects developed in the Riverpark Commercial Area (Lots 6 & 15 of Tract 5352-1, in District C & D, respectively)

after the date of this Sixth Amendment containing ten or more dwelling units to be offered for rent shall include a number of dwelling units equal to not less than 15% of the total number of dwelling units in the project offered for rent at the following levels: 5% shall be rented at an affordable rent to persons and families of very-low income, 5% shall be rented at an affordable rent to persons and families of lower income, and 5% shall be rented at an affordable rent to persons and families of moderate income, as defined in California Health and Safety Code Sections 50105, 50079.5, 50093, respectively. Upon construction of the for-rent Affordable Housing Units for Very Low, Low, and Moderate Income Households each such unit shall be rented at rents that are Affordable to Very Low, Low, or Moderate Income Households for a period of fifty-five (55) years.

- *Impact to the City:* The amendment would result in the construction of an additional 104 affordable housing units in District C and D.

7. **Development Advisory Committee:** The Development Advisory Committee (DAC) reviewed the proposed SPA on June 3, 2021, and December 16, 2020. The comments from the DAC have been incorporated into the SPA and Addendum, including the studies, to the FEIR.

8. **Community Workshop:** A Community Workshop on the SPA was held on August 17, 2020. Public notice signs were posted in the three locations corresponding with the proposed land use changes. Notifications were mailed to the RiverPark Neighborhood. Approximately 2,000 notices were mailed. The meeting was held online due to the COVID-19 meeting restrictions. Sixteen members of the community attended this meeting, and three people spoke on the items. The video from the online workshop was also posted on the City's website for members of the public to view separately. The primary concern identified at the Community Workshop walkability and the connectivity of potential housing in District B to other resources. While District B, is on the periphery, there will be a variety of commercial uses within close proximity. New Urbanist principles generally define walking distances as ¼ to ½ mile, which is a five to ten minute walk. In addition to the commercial development proposed at the Landing, many of the stores within the Collection are also within ½ mile. Other than those concerns, the comments were generally supportive of the Project introduction of housing, and a recognition of the need for more housing.

   Consistent with public noticing requirements, the Planning Commission Hearing was advertised with on-site postings in three locations and by mail to property owners within RiverPark and within 300 feet of RiverPark. To date, Planning Staff has received one written comment but no other inquiries from the public regarding the proposed Project. The written comment is provided as Attachment G.

9. **Appeal Procedure:** The requested actions for the SPA and DAA are recommendations to the City Council. As the Planning Commission does not take formal action, but recommends an action to the City Council, an Appeal procedure is not necessary. All aspects of this

Project shall not become effective unless and until the City Council approves the Development Agreement.

Attachments:

A. Maps (Vicinity, General Plan, and Zoning Maps)
B. RiverPark Specific Plan Text and Map Amendment (Summary and Individual Pages)
C. Sixth Development Agreement Amendment
D. Addendum No. 15 to the FEIR No. 00-03
E. FEIR No. 00-03 and Subsequent Addendums
F. General Plan Consistency Chart
G. Written Comments Received
H. Resolution Recommending Approval for SPA No. 7 and Addendum
I. Resolution Recommending Approval for Second DAA
J. Staff Presentation

A. Maps (Vicinity, General Plan, and Zoning Maps)

Aerial Map

CITY OF OXNARD CALIFORNIA

Oxnard Planning

November 29, 2021

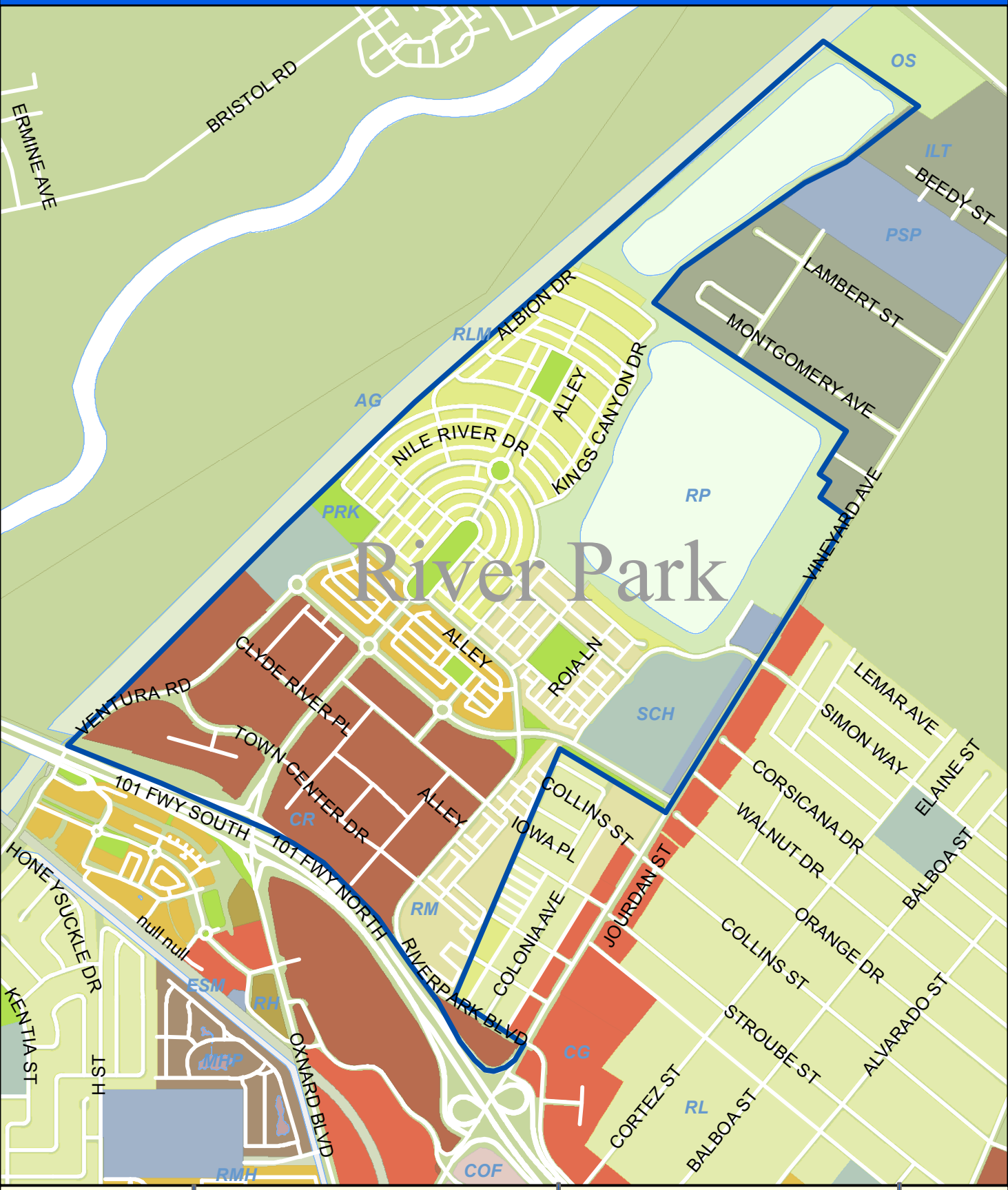
PZ 20-630-01, 20-670-04
Location: Riverpark
Riverpark SPA/DA

Feet
0 262.5 525 1,050 1,575 2,100

Aerial Map

N W E S

2030 General Plan Land Use Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

November 29, 2021

PZ 20-630-01, 20-670-04
Location: Riverpark
Riverpark SPA/DA

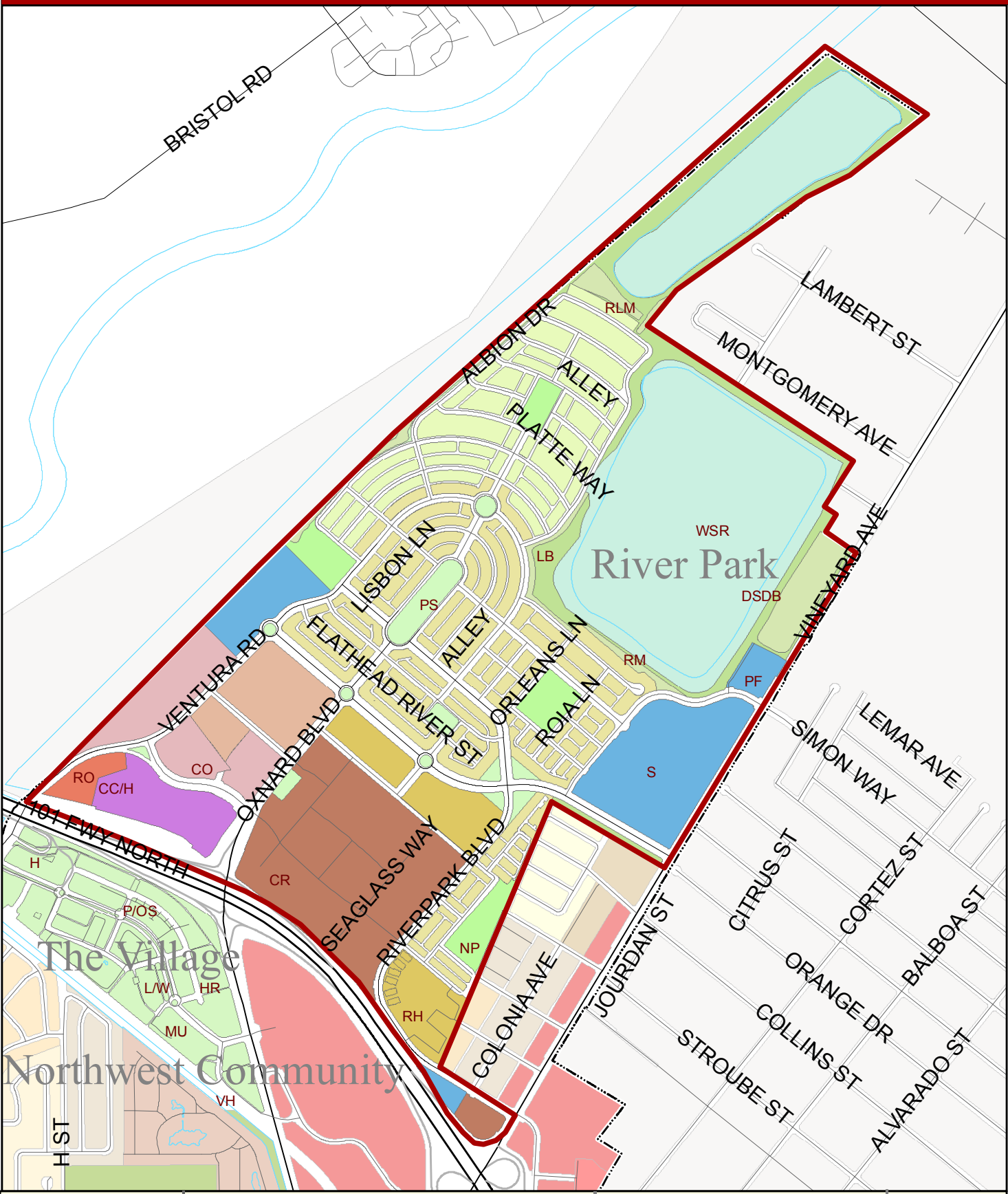
0 500 1,000 2,000 Feet

2030 General Plan Land Use Map

N W E S

1:16,000

Zoning/Specific Plan Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

November 29, 2021

PZ 20-630-01, 20-670-04
Location: Riverpark
Riverpark SPA/DA

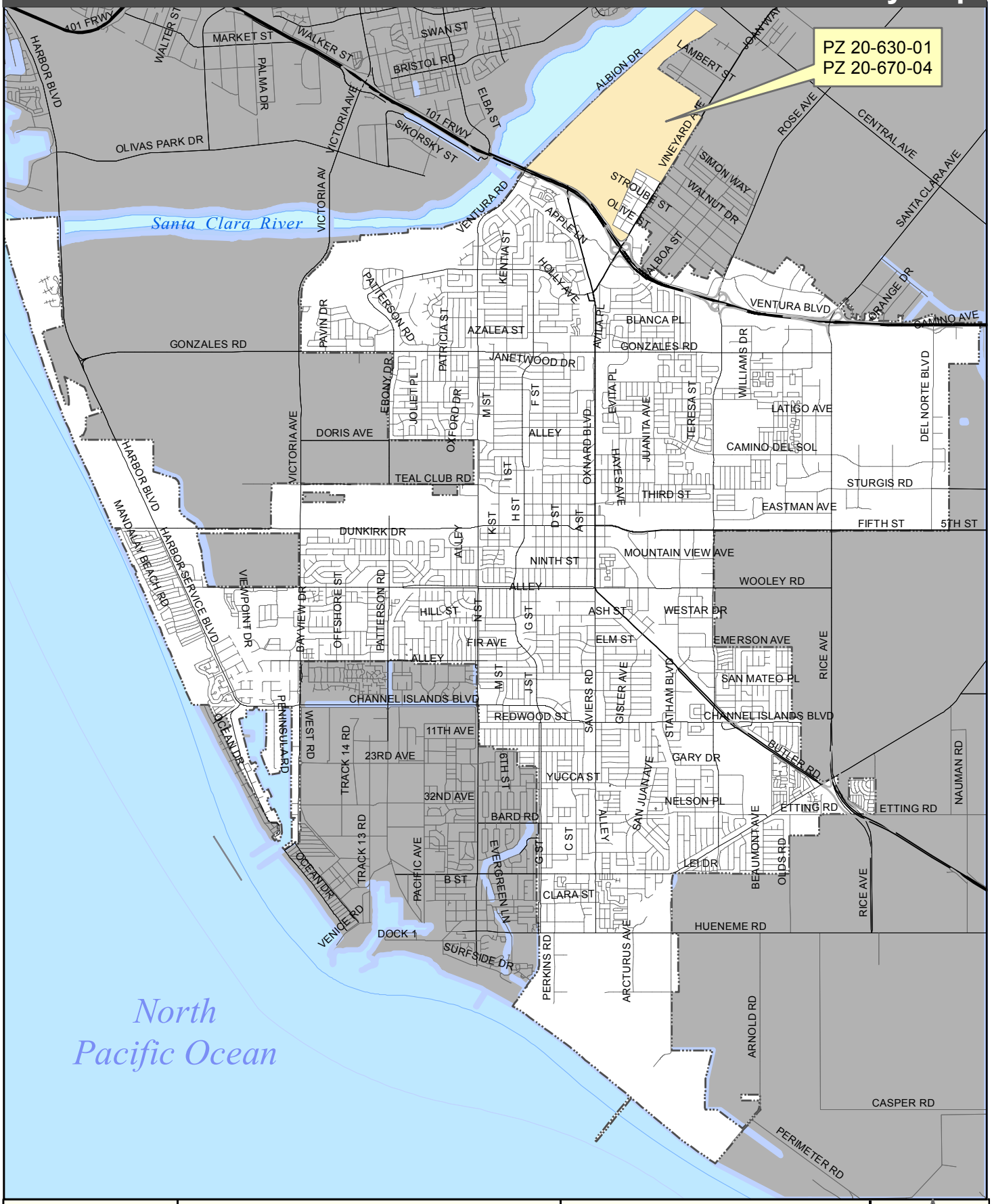
Feet
0 250 500 1,000 1,500 2,000

Zoning/Specific Plan Map

N W E S

1:15,000

Vicinity Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

November 28, 2021

PZ 20-630-01, 20-670-04
Location: Riverpark
Riverpark SPA/DA

Vicinity Map

0 0.5 1 1.5 2 Miles

N

1:70,000

B. RiverPark Specific Plan Text and Map Amendment

(Summary and Individual Pages)

Attachment C

RiverPark Specific Plan and Development Agreement Amendments

List of RiverPark Specific Plan Changes

RiverPark Specific Plan Amendment 2021		
List of Changed Items		
#	Page	Item
1	cover	date updated
2	i	dates updated, team updated
3	1.1	number of units revised
4	1.6	residential units increase
5		Residential Very High added
6	2.1	number of units revised
7		Residential Very High added
8		product types revised
9	2.B	Residential Very High land use added (purple)
10		District B&C boundary revised
11	2.C	Vertical Mixed Use Overlay removed
12		District B&C boundary revised
13	2.D	District B&C boundary revised
14	2.I	District B&C boundary revised
15	2.J	Residential Very High land use options added to districts B, C, D
16		allowable units numbers updated for Districts A, B, C, D, E
17		Commercial s.f. reduced for Districts A through K
18		maximum residential revised
19		footnotes added
20	2.9	commercial s.f. revised
21	2.11	Residential Very High land use added
22		residential units added
23		residential building heights added
24		residential master plan added
25	2.12	Residential Very High land use added
26		residential units added
27		commercial OR residential footnote added
28	2.13	Residential Very High land use added
29		residential units added

30		commercial s.f. changed
31		residential master plan added
32	2.14	Residential Very High land use added
33		commercial s.f. changed
34		hotel s.f. reduced
35		residential units added
36		commercial OR residential footnote added
37	2.15	Residential Very High land use added
38		paragraph revised for Residential Very High
39		Vertical Mixed Use Overlay removed
40	2.16	Residential Very High land use added
41		commercial s.f. changed
42		residential units added
43		commercial OR residential footnote added
44	2.17	Residential Very High land use added
45		Vertical Mixed Use Overlay removed
46		Hotel removed
47	2.18	optional affordable housing note added
48	2.2	Vertical Mixed Use Overlay removed
49	2.21	commercial s.f. reduced
50	2.22	Vertical Mixed Use Overlay removed
51	2.23	commercial s.f. reduced
52		Vertical Mixed Use Overlay removed
53	2.26	Vertical Mixed Use Overlay removed
54	2.27	commercial s.f. reduced
55		Vertical Mixed Use Overlay removed
56	2.28	Vertical Mixed Use Overlay removed
57	2.29	commercial s.f. reduced
58		Vertical Mixed Use Overlay removed
59	2.30	Vertical Mixed Use Overlay removed
60	2.31	commercial s.f. reduced
61		Vertical Mixed Use Overlay removed
62	3.1	Residential added to District B
63		Convention removed, office and residential added
64		Residential Very High land use added
65	3.A	Location for new residential areas added to plan
66		designation 8 in legend added office and retail
67	3.B	Location for new residential areas added
68	3.4	Sentence added for wrapped parking structures

69	3.C	Type 7A residential added to legend
70		Type 7A added to locations on plan
71	4.2	Districts B and C added under housing locations
72	4.5	built frontage designation removed from District C
73	4.32	Page added in its entirety
74	6.5	Language added about residential parking
75	6.6	drive aisle dimensions added to parking
76	7.5	District A development options revised
77		new section 7.5.2.2 added for development options in District B
78	7.6	new sections 7.5.2.3&4 added for development options in District C&D
79		development options table added
80		section 7.5.3 revised to add commercial
81	7.18	affordable housing percentages added
82	7.19	section 7.10.4 added regarding unit mix
83	8.3	number of units revised
84		Maximum du/ac 30 to 80
85		sentence added for acreage determination of density
86	8.4	Residential Very High definition added

final submittal
12/3/2021

AMENDMENT to the RIVERPARK SPECIFIC PLAN

CITY OF OXNARD, CALIFORNIA
SHEA PROPERTIES

RIVERPARK

Jurisdiction	City of Oxnard
Developer	RiverPark Development, LLC
Project Management	Keller CMS, Inc.
Prime Consultant, Planning and Urban Design	AC Martin Partners, Inc.
Commercial Planning	RTKL
Residential Design Standards	William Hezmalhalch Architects, Inc.
Landscape Architecture	EDSA
Civil Engineering	Huitt-Zollars, Inc.
Wetlands Planning	Integrated Water Resources, Inc.
Traffic Planning and Engineering	Crain and Associates
Reclamation	Fugro West, Inc.
Natural Factors	BioResource Consultants
Legal	Colantuono, Levin and Rozell, APC

RiverPark Specific Plan 2021 Amendment

incorporating Specific Plan Amendments and
errata items and Minor Modification through December 3, 2021

Update prepared by
the City of Oxnard
Di Cecco Architecture, Inc.
Meridian Consultants
Gibson Traffic Engineers

1.1 PROJECT SUMMARY
1.2 PURPOSE OF THE SPECIFIC PLAN
1.3 LEGAL ASPECTS
1.4 COMMUNITY SETTING
1.5 PROPOSED LAND USE, OPEN SPACE AND UTILITIES
1.6 ORGANIZATION OF THE SPECIFIC PLAN

1.1 PROJECT SUMMARY

RiverPark is a 702-acre new community located at the northeast portion of the intersection of the Ventura Freeway and the Santa Clara River in southern Ventura County, California (Exhibits 1.A and 1.B).

RiverPark development objectives are derived from the physical, demographic and market environment of the Specific Plan Area, identified development needs and potentials, and the provisions of the City of Oxnard's 2020 General Plan. Based on completed market studies, build-out is anticipated in ten to fifteen years.

RiverPark has been carefully planned as a master-planned, mixed-use community with a strong sense of place. It is intended to foster social cohesion, minimize energy use, and encourage pedestrian activity. All aspects of RiverPark are designed to achieve these ends.

- Each of RiverPark's thirteen Planning Districts will have its own character and identity, yet each will contribute to creating RiverPark as a cohesive community.
- The project includes the facilities needed by a complete community: residential neighborhoods, regional and neighborhood retail centers, a hotel, elementary and secondary schools, and a complete system of parks and play fields.
- These facilities are linked by a project-wide open space, pedestrian and vehicle circulation and utility network.
- The site plan and circulation network are designed and coordinated to invite and maximize pedestrian use. This is achieved by providing mixed land uses within walkable distances and linking them with attractive pedestrian corridors and public transit.
- The core of the community, its residential neighborhoods, can incorporate up to 4,068 single-family and multi-family units in a wide variety of detached and attached product types. The variety, character and quality of these neighborhoods will reflect the character and history of Oxnard and fulfill the intentions of the City of Oxnard 2020 General Plan. Affordable housing will be provided per 7.10.3 of this Specific Plan.
- Up to 2,098,000 square feet of retail, hotel/convention and office uses, supported by convenient parking as well as the local and regional commercial markets, will serve RiverPark's neighborhoods.
- Community and publicly-oriented facilities will include three schools, a number of passive and active parks of varying sizes, and sites which can be used by public entities such as religious institutions and recreational centers.
- The landscape will be a rich and attractive open space environment. All of RiverPark's open space areas, including its circulation corridors, are planned as embracing, inviting environments supporting pedestrian use, social interaction, recreation and play.
- The landscape plays a critical environmental role by preserving attractive viewsheds, creating vistas, providing comfortable microclimates, establishing visual identity, buffering noise and unattractive views, and creating privacy. The landscape will also preserve areas of unique visual, historic and natural value on the site.
- A new storm water control system accommodates flows from within and outside the property. The existing sand and gravel pits and related surface facilities will be reclaimed and remediated to ensure protection of surface water and ground water quality.

access from the freeway as well as from downtown Oxnard to RiverPark.

Caltrans is also planning a new Ventura Freeway/ Santa Clara River bridge crossing, and the widening of the freeway immediately east and west of the new bridge. A supplemental EIR/EIS, prepared for this project, has been certified.

1.5 PROPOSED LAND USE, OPEN SPACE AND UTILITIES

The RiverPark Specific Plan allows development of a new mixed-use community containing commercial, residential, recreational, educational and open space uses within the proposed Specific Plan Area. The land uses for the project are presented in Exhibits 2.B, 2.C and 2.D.

The Land Use Plan reflects a unique mix of regional and community-oriented commercial uses with some residential neighborhoods in the southern part of the Specific Plan Area, and a new residential community in the north. An open space network will link the various land use areas and facilitate pedestrian and bicycle circulation throughout the community.

The Plan allows for flexibility in density and proposed land uses. A number of commercial and residential building types allow a range of densities and products in many portions of the Specific Plan Area. Limited commercial and live/work uses are allowed on the first floor of multi-family residential development in some of the residential and commercial Planning Districts. An area in Planning District "A" with a "mixed-use" land use designation allows two alternate development mixes. In addition, the Specific Plan provides for flexibility in the planned uses by allowing alternative Specially Permitted uses subject to the granting of a Special Use Permit by the City.

1.5.1 RiverPark "A"

RiverPark "A" will contain a mix of retail, office, hotel and residential uses. The Plan reduces the approximately 4.4 million square feet of retail uses allowed by the Oxnard Town Center Specific Plan to 2.098 million square feet, a reduction of approximately 2.275 million square feet. Planning District D (Exhibit 2.B) would include regionally and neighborhood-oriented retail as well as an entertainment-retail area emphasizing local and regional culture and interests. This District would also incorporate 670-994 Residential: High and Residential: Very High units, and the ability to include vertical mixed-use units in buildings with commercial ground floor level uses and residential units above and a hotel. The adjacent Planning District A allows office and residential uses.

The Specific Plan also allows development of alternate uses in two planning districts:

- Residential: Medium uses instead of the Schools/ Community Park use allowed by-right in Planning District G, the Village Square Neighborhood District; and
- Residential: Medium uses instead of the Schools/Community Park use allowed by-right in Planning District J, the RiverPark Mews Neighborhood District.

The right to build non-school uses in the Planning Districts where Schools/Community Parks are the permitted land use is allowed only with the fulfillment of two conditions:

a) The Rio School District must prepare a written document indicating that it does not want to purchase or utilize the land; and

b) The Planning Commission grants a Special Use Permit for the non-school use.

1.5.2 RiverPark "B"

RiverPark "B" contains residential, open space and public facilities uses. The existing El Rio Detention Basin No. 2 will be filled and reclaimed. Residential neighborhoods will be developed in Planning Districts H, I, J and K. Commercial and live/work uses are allowed on the first floor of multi-unit residential buildings in limited areas of Planning Districts I, J and K.

Planning District J is planned to include a new elementary and middle school occupying a joint site with associated open space/parks. The school's play fields could be shared with the community when not required for school activity, subject to agreement

2.1 INTRODUCTION
2.2 LAND USE CONCEPT
2.3 PROJECT BOUNDARIES AND PLANNING DISTRICTS
2.4 LAND USES
2.5 DEVELOPMENT CONTROLS

2.1 INTRODUCTION

The Land Use Master Plan is the basic coordinating master plan of this document and establishes some of the key development requirements.

This Section defines RiverPark's land use concept and Specific Plan Area boundaries. It then defines the boundaries of the thirteen Planning Districts which together comprise the Specific Plan Area. For each of these Planning Districts, Section 2 then defines allowable development in terms of parameters including: Permitted and Specially Permitted land uses, location of land uses, maximum allowable commercial square footage, the maximum number of dwelling units for the Project as a whole, and the allowable range of dwelling units and allowable uses within each Planning District.

2.2 LAND USE CONCEPT

2.2.1 Summary

The RiverPark Project provides a complete and balanced mix of residential, commercial, entertainment and open space uses serving a broad range of local and regional users. Exhibit 2.A, the Illustrative Site Plan, shows a plan view of RiverPark in accordance with the standards of the Specific Plan.

2.2.2 Land Use Concept

2.2.2.1 The Residential Community

Number of Units: Up to 4,068 residential units will be permitted by the Specific Plan. These units will serve the City of Oxnard and the region as a significant new housing resource for people with a broad range of incomes and lifestyles.

Permitted Residential Land Uses: Three categories of permitted residential land uses are defined in the Land Use Plan, Permitted Uses, Exhibit 2.B:

- Residential: Low-Medium (densities between 8 and 12 dwelling units per gross acre).
- Residential: Medium (densities between 12 and 18 dwelling units per gross acre).
- Residential: High (densities between 18 and 30 dwelling units per gross acre).
- Residential: Very High (densities between 30 and 80 dwelling units per gross acre).

The term "gross acre" is defined in Section 8.

Location of Residential Densities: Single-family detached homes in the northern portion of RiverPark (RiverPark "B") transition to multi-unit housing with the greatest density adjacent to the Regional Commercial uses in the southern portion of the Project, RiverPark "A."

Residential Product Types: Within each residential land use category, seven product types ranging from single-family detached to multi-family will be allowed, in order to provide a full range of housing opportunities within RiverPark.

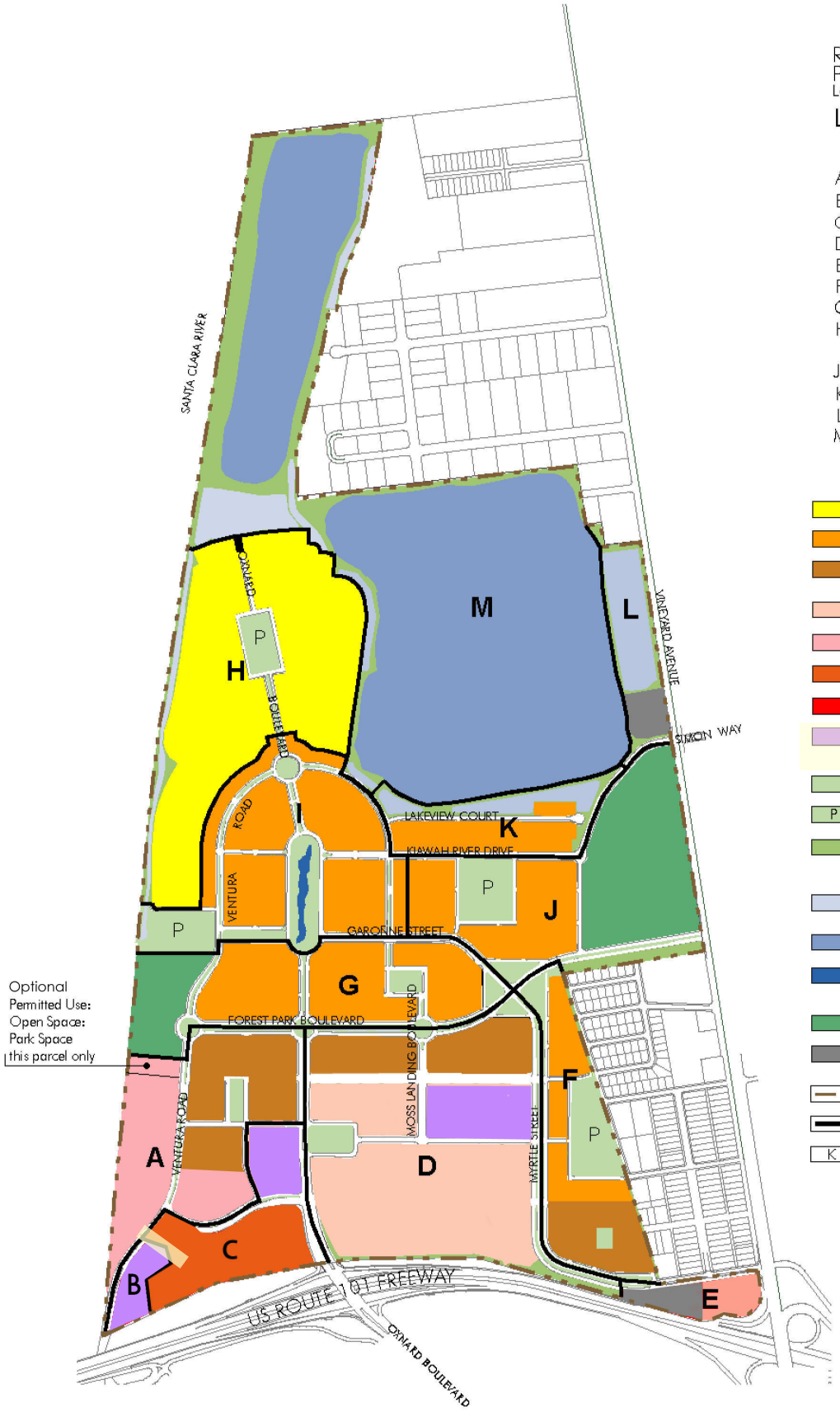
Residential Live/Work Units: Optional live/work units are allowed in certain residential product types, permitting small ground floor retail uses or optional live/work units. See Section 4, the Residential Master Plan, for specific requirements. Also refer to the vertical mixed-use Product Type 5-R described in Section 4, which permits residential uses above the ground levels of certain commercial structures.

Residential Neighborhoods: The residential neighborhoods are designed to be walkable, interconnected, mixed-use and transit-supportive.

2.2.2.2 Commercial Uses

Permitted Commercial Land Uses: The Project will incorporate almost 2.2 million square feet of regional and neighborhood-oriented commercial facilities. The four Specific Plan commercial land uses are defined by the Land Use Plan, Permitted Uses, Exhibit 2.B:

- Commercial: Regional



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 *
- P 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
- K Planning District Designation

N

0 200' 400' 800' 1,600 Feet

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

exhibit 2.B

LAND USE PLAN: PERMITTED USES

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

RIVERPARK LAND USE PLAN:
PERMITTED VERTICAL MIXED USE
AND LIVE/WORK USES
Land Use Plan Date: July 26, 2011

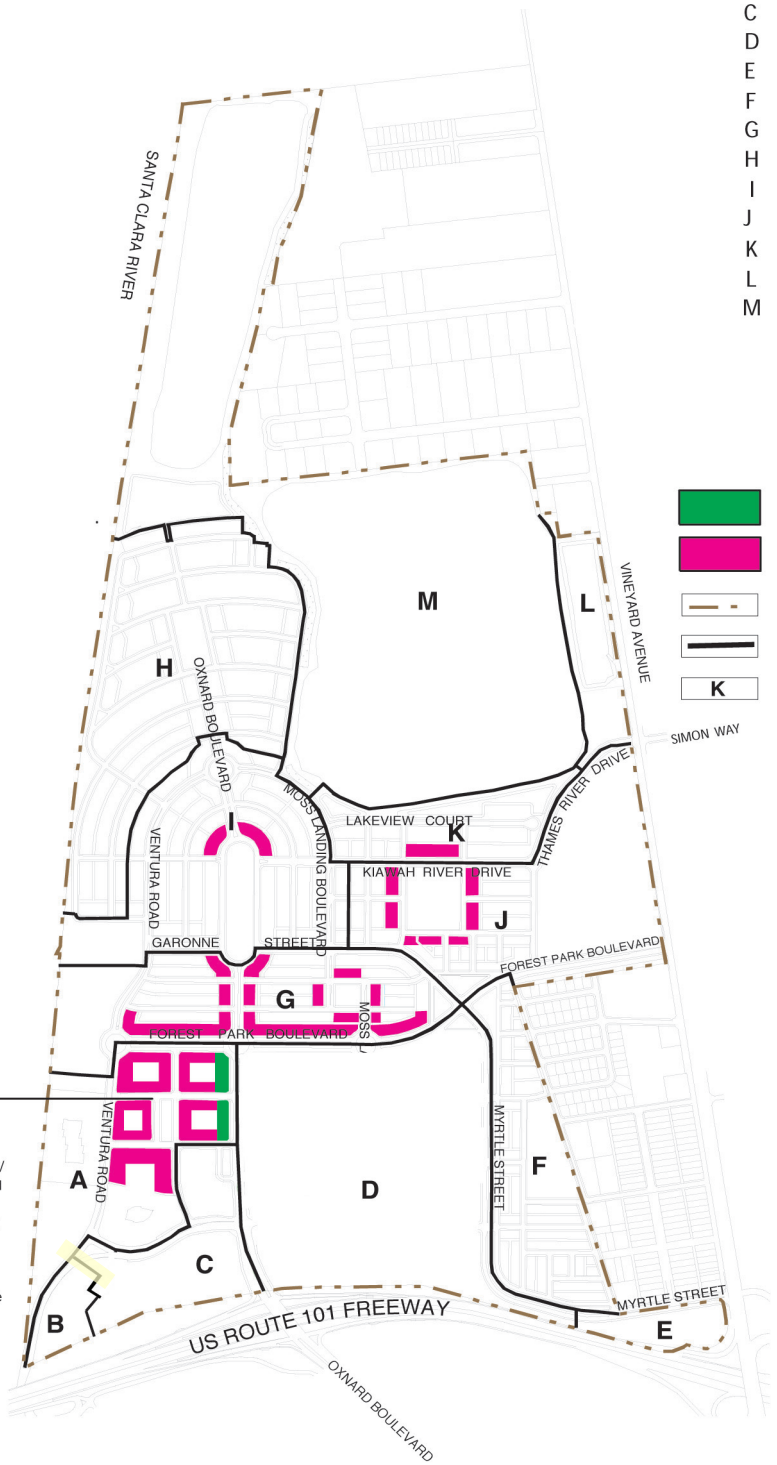
Legend

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

Unit Designations

- Vertical Mixed Use only
- Live/Work or Vertical Mixed Use
- Specific Plan Area
- Planning District Boundary
- K Planning District Designation



Notes:

Development Option "A" illustrated. Live/Work or Vertical Mixed Use permitted in all residential locations of Development Option "B". See sub. section 2.5.2.1

N

0 200' 400' 800' 1,600 Feet

RIVERPARK
exhibit
2.C

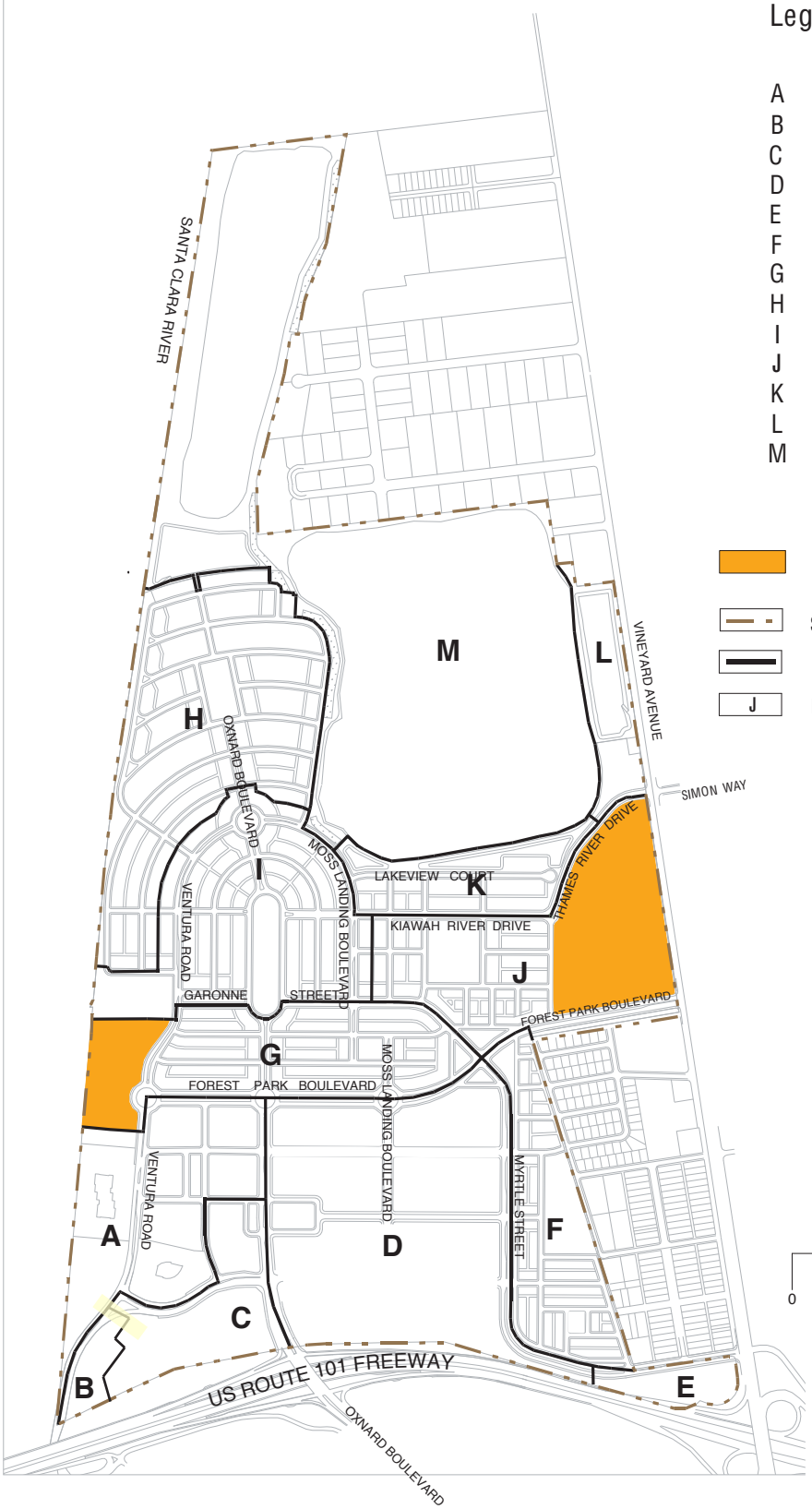
LAND USE PLAN: PERMITTED VERTICAL MIXED USE AND LIVE/WORK USES

August 27, 2002 Land Use Plan Date: February 14, 2002

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

RIVERPARK LAND USE PLAN: SPECIALLY PERMITTED USES

Land Use Plan Date July 26, 2011



Legend

Planning Districts

- A Mixed Use 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: Medium (12-18 DU/gross acre)
- Specific Plan Area
- Planning District Boundary
- J Planning District Designation

Notes:

Planning District G & J : Residential: Medium use for an area designated on the Land Use Plan: Permitted Uses for Schools/Community Park in Planning Districts G & J can only be applied for after the Rio School District submits a letter indicating that it does not want to purchase or utilize the land.

Civic Assembly uses are considered Specially Permitted Uses which may be located within any of the Planning Districts except Planning District M.

0 200' 400' 800' 1,600 Feet

N

RIVERPARK

exhibit

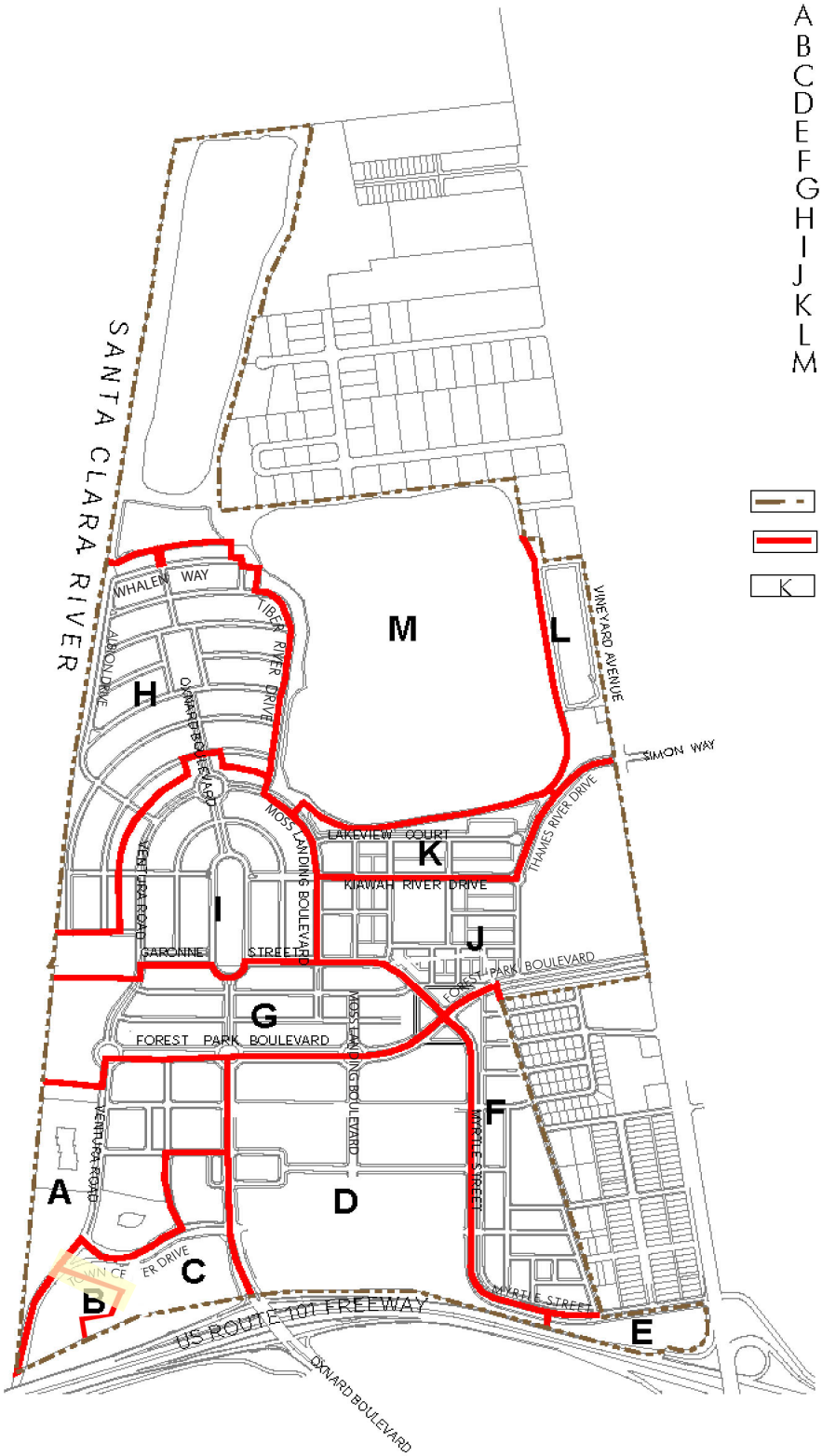
2.D

Land Use Plan Date:
February 14, 2002
update through 3/2012

Modified in
SPA1 2010

LAND USE PLAN: SPECIALLY PERMITTED USES

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



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
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- J RiverPark Mews Neighborhood District
- K Lakeside Neighborhood District
- L Public Facility District
- M Water Storage/Recharge Basins & Storm Water Control District

Specific Plan Area

Planning District Boundary

K Planning District Designation

N

200' 400' 800' 1,600 Feet

RIVERPARK

exhibit 2.1

PLANNING DISTRICT DESIGNATION

August 27, 2002

update through 3/2012

prepared for ***RiverPark Development, LLC*** *by* **AC Martin Partners** *with*

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

Developer **RiverPark Legacy LLC**
SPA Consultant MERIDIAN CONSULTANTS / GIBSON TRANSPORTATION / DI CECCO ARCHITECTURE

RiverPark SPECIFIC PLAN EXHIBIT 2.J 11/30/21

LAND USE SUMMARY BY PLANNING DISTRICT

Revised per Errata to include development adjustments through 3/12/2012 and Minor Mod dated 3/13/12 / See notes at bottom of this page

Planning District	Land Use	Gross Acreage [1]	Max Commercial KSF Allowable for Each Planning District	Allowable Dwelling Unit Range For Each Planning District [7]
A	**Mixed Use/Office District**			
	MIXED USE *RESIDENTIAL: HIGH* [3]	21.1	0	317-440
	COMMERCIAL: OFFICE Parcels with existing offi	15.4	115	
	Remaining parcels designated Commercial: Office	9.3	341	
	COMMERCIAL:OFFICE/opt. OPEN SPACE:PARK SPACE	1.3	0	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES / DETENTION BASINS	0.4	NA	
	Subtotals Planning District A [10]	47.5	456	317-440
B	**West Peripheral Commercial District**			
	option: COMMERCIAL: REGIONAL [11]	5.5	104	
	option: RESIDENTIAL: VERY HIGH [11,12]			300-333
	Subtotals Planning District B	**5.5**	**104**	**300-333**
C	**West Corridor Commercial District**			
	COMMERCIAL: REGIONAL	24	120	
	COMMERCIAL:-HOTEL [9]		158	
	option: COMMERCIAL: REGIONAL [11]		200	
	option: RESIDENTIAL: VERY HIGH [11,12]			250-280
	OPEN SPACE: PARK SPACE	0.6	NA	
	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 [11]		137	
	option: RESIDENTIAL: VERY HIGH [11,12]			380-412
	RESIDENTIAL: HIGH[3]	15.0	0	220-512
	OPEN SPACE: PARK SPACE	3.5	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	0.8		
	OPEN SPACE: LANDSCAPE BUFFER	0.9	NA	
	Subtotals Planning District D	**88.4**	**949**	**600-924**
E	**East Peripheral Commercial District**			
	COMMERCIAL: REGIONAL	7.5	110	
	PUBLIC FACILITIES	1.4	NA	
	Subtotals Planning District E	**8.9**	**110**	**NA**
F	**Vineyards Neighborhood District**			
	RESIDENTIAL: HIGH[3]	12.3	NA	140-310
	RESIDENTIAL: MEDIUM[3]	15.5	0 [8]	150-172
	OPEN SPACE: PARK SPACE	2.1	NA	
	OPEN SPACE: NEIGHBORHOOD PARK	7.4		
	OPEN SPACE: LANDSCAPE BUFFER	0.6		
	Subtotals Planning District F	**37.9**	**0**	**290-482**
G	**Village Square Neighborhood District**			
	RESIDENTIAL: MEDIUM[3]	37.6	0 [8]	325-425
	OPEN SPACE: PARK SPACE	2.8	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	1.2		
	SCHOOLS / COMMUNITY PARK[2,4,5]	11.4	NA	
	Subtotals Planning District G	**53.0**	**0**	**325-425**
H	**RiverPark Crescent Neighborhood District**			
	RESIDENTIAL: LOW MEDIUM	80.6	NA	450-492
	OPEN SPACE: NEIGHBORHOOD PARKS	3.3		
	Subtotals Planning District H	**83.9**	**0**	**450-492**
I	**RiverPark Loop Neighborhood District**			
	RESIDENTIAL: MEDIUM[3]	43.0	0 [8]	375-510
	OPEN SPACE: PARK SPACE	6.6	NA	
	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[3]	21.0	0 [8]	220-310
	OPEN SPACE: PARK SPACE	1.4	NA	
	OPEN SPACE: NEIGHBORHOOD PARKS	6.1		
	OPEN SPACE: LANDSCAPE BUFFER	2.5		
	SCHOOLS / COMMUNITY PARK[2,4,5]	30.4	NA	
	Subtotals Planning District J	**61.4**	**0**	**220-310**
K	**Lakeside Neighborhood District**			
	RESIDENTIAL: MEDIUM[3]	10.5	0 [8]	70-98
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	8.0	NA	
	Subtotals Planning District K	**18.5**	**0**	**70-98**
L	**Public Facility District**			
	PUBLIC FACILITIES	2.5	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	11.1	NA	
	Subtotals Planning District L	**13.6**	**0**	**NA**
M	**Water Storage / Recharge Basins and Storm Water Control District**			
	OPEN SPACE: MISCELLANEOUS: WATER STORAGE / RECHARGE BASINS	168.6	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	19.3		
	OPEN SPACE: LANDSCAPE BUFFER	14.0	NA	
	Subtotals Planning District M	201.9	0	NA
	TOTALS FOR SPECIFIC PLAN AREA	Total acreage within Specific Plan Area: 701.9 acres Maximum dwelling units allowed within Specific Plan Area: 4,068 du Maximum commercial KSF allowed within Specific Plan Area: 2.089 ksf		

[1] Gross acreage is measured to centerline of bounding streets and / or to the Project Boundary

[2] Net school site area in Planning District **J** = 27.3 acres: Net school site area in Planning District **G** = 10.0 Acres

[3] Vertical Mixed Uses and / or Live/Work units are permitted in portions of this District as defined in Specific Plan Sections 2, 3, 4 and Exhibit 2.C

[4] Specially Permitted Uses are allowed in portions of this area as defined in Specific Plan Section2 (Land Use)

[5] Specially Permitted Land Uses for sites designated for Schools/Community Park land use can only be applied for after the Rio School District submits a letter indicating that it does not want to purchase or utilize the land.

[6] Allocation of residential units among Planning Districts is subject to ongoing monitoring by the Master Developer. Total dwelling units cannot exceed 4,068 units

[7] Density range provides flexibility in allocating residential units within and between Planning Districts. Lower range is a suggested minimum. Upper end of range is regulated through monitoring by Master Developer per note 6 to assure that the total dwelling units within RiverPark does not exceed 4,068

[8] Ground Level Commercial and/or Live/Work use

Refer to Specific Plan Sections 2, 3, and 4 for detailed descriptions of Permitted and Specially Permitted land uses and development standards. This Land Use Summary (Exhibit 2.J) and Exhibits 2.B and 2.C indicate Permitted (by right) uses only. See Section 2 and Exhibit 2.D for Specially Permitted Uses.

[9] Hotel number of rooms is 320 total with corresponding 272k sf, decreased per SPA to 158k sf

[10] Subtotals reflect Development Option A, chosen per page 4.5 of the Specific Plan

[11] Commercial or residential development is allowed as options, but not both. Residential development is also regulated by 7.10.4

[12] Suggested maximums per District. Can be exceeded by up to 15% (per 7.5.3) in Districts B,C,D as long as total units do not exceed 1025 in those Districts

August 27, 2002
Modified in SPA 2012

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

LAND USE SUMMARY BY PLANNING DISTRICT

RIVERPARK

exhibit 2.J

2.5.2.1 PLANNING DISTRICT A: Mixed-Use/Office District

LAND USE SUMMARY*

Permitted Land Use	*Gross Acreage*	*Max KSF Allowable*	*Allowed DU Range*
MIXED-USE			
Development Option A: All Residential (option chosen)			
RESIDENTIAL: HIGH	21.1	0	317-440
Development Option B: Commercial/Residential (NA)			
COMMERCIAL: OFFICE	14.4	NA	na
RESIDENTIAL: HIGH	6.7	NA	NA
COMMERCIAL: OFFICE			
Parcels with Existing Offices	15.4	115	na
Remaining Parcels Designated Commercial	9.3	341	na
COMMERCIAL: OFFICE OR OPEN SPACE: PARK SPACE	1.3	0	na
OPEN SPACE: MISCELLANEOUS	0.4	na	na
Dry Swales/Detention Basins			
Planning District A Totals Opt. A	**47.5 acres**	**456 KSF**	**317-440 units**
Planning District A Totals Opt. B	**47.5 acres**	**NA KSF**	**100-150 units**

Note:

* See following "Allowed Uses" table for Specially Permitted uses.

2.5.2.1 PLANNING DISTRICT A: Mixed-Use/Office District

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

Permitted Land Use	*Allowed Use*
COMMERCIAL: OFFICE	Professional and administrative offices, including medical, dental, attorneys, engineers, architects, insurance, real estate and other offices not engaged in merchandizing of goods or products.
	Laboratories when incidental to medical, dental and similar uses.
	Banks; savings and loan associations and other financial institutions.
	Retail uses such as restaurants, coffee shops, gift shops and services such as barber shops, health centers and clubs and travel and ticket agencies. These uses are intended to principally serve the building occupants.
	Pharmacies primarily engaged in the merchandizing of pharmaceuticals and medical supplies.
	On-sale and off-sale alcohol*
	Similar uses as determined acceptable by the Director of the Development Services Department of the City of Oxnard.
RESIDENTIAL: HIGH**	Multi-family units
OPEN SPACE: PARK SPACE	Park
OPEN SPACE: MISCELLANEOUS	
Dry Swales/Detention Basins	Dry Swales/Detention Basins

Notes:

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

** Vertical Mixed-Use Overlay: Refer to Section 4.

2.5.2.2 PLANNING DISTRICT **B: West Peripheral Commercial District**

Location: Planning District B lies in the southwest corner of the RiverPark Project site. It is bordered by the Ventura Freeway to the south and the Santa Clara River levee to the west. It is adjacent to Planning District A (Mixed-Use/Office District) and Planning District C (West Corridor Commercial District). The 5.5-acre District is easily accessed from the Ventura Freeway due to the reconstruction of the Santa Clara River bridge crossing including an improved off-ramp and a widened tunnel under the US Route 101 Freeway. Oxnard Boulevard, Ventura Road and Town Center Drive provide surface street access to the Planning District. A landscaped buffer and Caltrans detention basin (not within the Specific Plan Area) separate the buildable sites from the freeway. For the boundaries and location of the Planning District, refer to Exhibit 2.I.

Permitted Land Use: This Planning District permits Residential: Very High and Commercial: Regional land use. The Specific Plan accommodates up to 333 residential units or as an alternate, if the residential units are not constructed, 104,000 square feet of retail uses including offices, retail uses and food service facilities. Residential buildings up to six stories or commercial buildings up to two stories may be constructed, with retail and office uses. The allowable uses will benefit the most from their proximity to 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 applicable to Planning District B:

- Section 3: Commercial Master Plan
- Section 4: Residential Master Plan
- Section 5: Landscape Master Plan
- Section 6: Infrastructure Master Plan
- Section 7: Implementation

2.5.2.2 PLANNING DISTRICT B: West Peripheral Commercial District

LAND USE SUMMARY*

Permitted Land Use	Gross Acreage	Max KSF Allowable	Allowed DU Range
alternate: RESIDENTIAL: VERY HIGH ***			300-333
alternate: COMMERCIAL: REGIONAL ***	5.5	104	
Planning District B Totals	5.5 acres	104** KSF	300-333 units

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

Permitted Land Use	Allowed Use
RESIDENTIAL: VERY HIGH	Multifamily Residential
COMMERCIAL: REGIONAL	Freestanding restaurants; restaurants involving any drive-in or drive-through facilities.
	On-sale and off-sale alcohol*
	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, gift shops and services such as barber shops, health centers and clubs and travel and ticket agencies.
	Office uses.
	Similar uses as determined acceptable by Director of the Development Services Department of the City of Oxnard.

Notes:

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

** Maximum square footage figures based on surface parking only. No parking structures are assumed.

*** Development can be either residential OR commercial but not both.

2.5.2.3 PLANNING DISTRICT C: West Corridor Commercial District

Location: Planning District C is a 24.6-acre site located near the southwestern corner of RiverPark. It is accessed from Oxnard Boulevard to the east and the Ventura Freeway to the south. Occupying a key public location, it is adjacent to Planning District A (Mixed-Use/Office District), Planning District B (West Peripheral Commercial District), and Planning District D (Town Square Commercial District). For the boundaries and location of the Planning District, refer to Exhibit 2.B, Land Use Plan: Permitted Uses and Exhibit 2.I.

Permitted Land Use: The Permitted Land Uses are Residential: Very High and Commercial: Regional, Commercial: Hotel and Open Space: Park Space. The RiverPark Specific Plan allows up to 120,000 square feet of retail uses including offices, retail uses and food service facilities. The Hotel can be up to 158,000 square feet. In addition, up to 280 residential units are allowed, or as an alternate, 200,000 square feet of retail commercial uses are allowed if the residential units are not constructed, for a total of 478,000 s.f. of allowable commercial development within the District. Buildings up to six stories may be constructed, with residential retail, office and hotel uses. The allowable uses will benefit the most from their proximity to 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 applicable to Planning District C:

- Section 3: Commercial District Master Plan
- Section 4: Residential Master Plan
- Section 5: Landscape Master Plan
- Section 6: Infrastructure Master Plan
- Section 7: Specific Plan Implementation

2.5.2.3 *PLANNING DISTRICT* C: West Corridor Commercial District

LAND USE SUMMARY*

Permitted Land Use	*Gross Acreage*	*Max KSF Allowable*	*Allowed DU Range*
alternate: RESIDENTIAL: VERY HIGH **	24		250-280
alternate: COMMERCIAL: REGIONAL **		200	
COMMERCIAL: REGIONAL		120	
COMMERCIAL: HOTEL		158	
OPEN SPACE: GREEN SPACE	0.6		
Planning District C Totals	24.6 acres	478	250-280 units

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

Permitted Land Use	*Allowed Use*
RESIDENTIAL: VERY HIGH	Multifamily Residential
COMMERCIAL: REGIONAL	Retail uses such as restaurants, coffee shops, gift shops and services such as barber shops, health centers and clubs and travel and ticket agencies, intended to serve principally the building occupants.
	Banks; savings and loan associations and other financial institutions.
	Office Uses
	On-sale and off-sale alcohol*
	Similar uses as determined acceptable by Director of the Development Services Department of the City of Oxnard.
COMMERCIAL: HOTEL	
	Retail uses such as restaurants, coffee shops, gift shops and services such as barber shops, health centers and clubs and travel and ticket agencies.
	Banks; savings and loan associations and other financial institutions.
	Hotel
	Convention facilities including meeting and conference rooms, food service, foyers.
	On-sale and off-sale alcohol*
	Similar uses as determined acceptable by Director of the
OPEN SPACE: PARK SPACE	

Notes:

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

** Alternate development is residential or commercial but not both

2.5.2.4 PLANNING DISTRICT D: Town Square Commercial District

Location: The 88.4-acre Planning District D is bordered by Forest Park Boulevard to the north, the Ventura Freeway to the south, Myrtle Street to the east and Oxnard Boulevard to the west. The adjacent Planning Districts are: Planning District A (Mixed-Use/Office District), Planning District C (West Corridor Commercial District), Planning District F (Vineyards Neighborhood District) and Planning District G (Village Square Neighborhood District). For the boundaries and location of the Planning District, refer to Exhibit 2.I.

Permitted Land Use: The Permitted Land Uses are: Commercial: Regional, Vertical Mixed-Use Overlay, Residential: High, Residential: Very High , Open Space: Green Space, Open Space: Miscellaneous: Dry Swales/Detention Basins, and Open Space: Landscaped Buffer. This Planning District has two major components: the Retail Center and a Residential Area.

Retail Center: The Retail Center is planned around a Town Square, whose boundaries are defined by two major anchor retail centers and smaller retail and food establishments. Uses will include lifestyle retail, service retail, entertainment and restaurant facilities. The Retail Center extends northward to Forest Park Boulevard through ground floor retail in the residential area of this Planning District.

The central open space in District D, the "Town Square", is similar in scale and character to that of traditional town plazas. On the east side of Oxnard Boulevard will be a dedicated drop-off area for local and tour buses, queuing, tourist information and a newsstand. Pedestrian and vehicular connections will lead directly to the retail and entertainment area beyond.

A public library storefront, police substation and post office are permitted uses within the Commercial District, ~~as are up to 400 optional live/work dwelling units located above the commercial structures.~~

Residential Area: A 15.0 acre Residential: High residential community of between 220 and 512 high-density units is located on the south side of Forest Park Boulevard. A Residential: Very High community of up to 412 very high density units is located east of Moss Landing Boulevard directly south of the Residential High area within the District. As an alternate, 137,000 square feet of Commercial: Regional is allowed if the residential units are not constructed, for a total of 949,000 s.f. of commercial development within the District. These units serve as a transition between the medium density residential units to the north and the commercial facilities to the south.

Specially Permitted Land Use: Yes

~~**Vertical Mixed-Use Overlay:** Yes. See Exhibit 2.C~~

Optional Live/Work Units: Yes. See Exhibit 2.C

Other Specific Plan Development Controls: Refer to the following sections for additional development controls and implementation information applicable to Planning District D:

- Section 3: Commercial District Master Plan
- Section 4: Residential District Master Plan
- Section 5: Landscape Master Plan
- Section 6: Infrastructure Master Plan

2.5.2.4 PLANNING DISTRICT D: Town Square Commercial District

*LAND USE SUMMARY**

Permitted Land Use	*Gross Acreage*	*Max KSF Allowable*	*Allowed DU Range*
alternate: RESIDENTIAL: VERY HIGH **			380-412
alternate: COMMERCIAL: REGIONAL **		137	
COMMERCIAL: REGIONAL	68.2	812	na
VERTICAL MIXED USE OVERLAY			0
RESIDENTIAL: HIGH	15	0	220-512
OPEN SPACE: GREEN SPACE	3.5	na	na
OPEN SPACE: MISCELLANEOUS Dry Swales / Detention Basins	0.8	na	na
OPEN SPACE: LANDSCAPE BUFFER	0.9	na	na
Planning District D Totals	88.4 acres	949 KSF	600-924 units

Notes:

* See following 'Allowed Uses' table for Specially Permitted uses

** Alternate development is residential or commercial but not both

2.5.2.4 PLANNING DISTRICT D: Town Square Commercial District

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

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

Notes:

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

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

2.5.2.6 PLANNING DISTRICT F: Vineyards Neighborhood District

Location: The 37.9-acre Planning District F is located in the eastern portion of RiverPark, adjacent to the existing El Rio residential community to the east and Myrtle Street to the west and south. The District is bordered by Planning District D (Town Square Commercial District), Planning District E (East Peripheral Commercial District), Planning District G (Village Square Neighborhood District) and Planning District J (RiverPark Mews Neighborhood District). For the boundaries and location of the Planning District, refer to Exhibit 2.I.

Existing Development: Planning District F is currently in temporary agricultural production.

Permitted Land Use: The Permitted Land Uses are: Residential: High, Residential: Medium, Residential: Low Open Space: Park Space, Open Space: Neighborhood Parks, and Open Space: Landscaped Buffer.

The District incorporates a residential community of up to 150-172 medium-density residential units and 140-310 high-density residential units. An approximately 7.4 acre neighborhood park serves both the Vineyards neighborhood and the existing El Rio West neighborhood adjacent to the east. A second small park is located in the southern, high-density housing area of the Planning District. A continuous landscape buffer separates the Vineyards neighborhood from the El Rio neighborhood and traffic to the north on Forest Park Boulevard.

Specially Permitted Land Use: Yes

~~**Vertical Mixed-Use Overlay:** Yes. See Exhibit 2.C~~

Optional Live/Work Units: Yes. See Exhibit 2.C

2.5.2.6 PLANNING DISTRICT F: Vineyards Neighborhood District

*LAND USE SUMMARY**

Permitted Land Use	*Gross Acreage*	*Max KSF Allowable*	*Allowed DU Range*
RESIDENTIAL: HIGH	12.3	0	140-310
RESIDENTIAL: MEDIUM	15.5	0	150-172
OPEN SPACE: PARK SPACE	2.1	na	na
OPEN SPACE: NEIGHBORHOOD PARKS	7.4	na	na
OPEN SPACE: LANDSCAPED BUFFER	0.6	na	na
Planning District F Totals	**37.9 acres**	**0 KSF**	**290-482 units**

*ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE**

Permitted Land Use	*Allowed Use*
RESIDENTIAL: HIGH	Multi-Family Residential
RESIDENTIAL: MEDIUM	Townhouse or Cluster Residential
RESIDENTIAL: LOW	Small Lot Single Family
OPEN SPACE: PARK SPACE	Park
OPEN SPACE: NEIGHBORHOOD PARKS	Neighborhood Park
OPEN SPACE: MISCELLANEOUS	Landscaped Buffer

Note:

* Civic Assembly use (educational, cultural, social, human services, civic assembly, not-for-profit organizations, governmental) will require a Specially Permitted Use Permit subject to conditions identified in Section 7.

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

- Section 4: Residential Master Plan
- Section 5: Landscape Master Plan
- Section 6: Infrastructure Master Plan
- Section 7: Implementation

2.5.2.7 PLANNING DISTRICT G: Village Square Neighborhood District

Location: This 53.0 acre Planning District is located in the north-central portion of RiverPark "A." The District is bordered by Forest Park Boulevard to the south, Garonne Street to the north and the Santa Clara River levee to the west. The Village Square Neighborhood District is adjacent to Planning District A (Mixed-Use/Office District), Planning District D (Town Square Commercial District), Planning District F (Vineyards Neighborhood District), Planning District I (RiverPark Loop Neighborhood District), and Planning District J (RiverPark Mews Neighborhood District). For the boundaries and location of the Planning District, refer to Exhibit 2.I.

Permitted Land Use: The Permitted Land Uses are: Residential: High, Residential: Medium, Residential: Low, Open Space: Park Space, Open Space: Neighborhood Parks, and Open Space: Landscaped Buffer. The major uses are distributed as follows:

- ***Residential Community:*** The 37.6-acre central and eastern portions of Planning District G allows a range of 325 to 425 Residential: Medium units clustered in three groupings. The eastern two groupings are each focused on a common green space, the 2.1 acre Village Green. The western residential area is served by Windrow Park. The vertical mixed-use overlay in this area permits live/work units and ground level retail.
- ***Elementary School/Community Park:*** A neighborhood elementary school (Exhibit 2.K) is located on the 11.4-acre western portion of Planning District G. The school's playfields are envisioned as a shared community resource.

Specially Permitted Land Use: High-density housing is permitted with a Special Use Permit on the site designated for School/Community Park use. A condition of City approval to construct high-density housing is the submission of a letter from the Rio School District indicating that it does not want to purchase or utilize the land. See notes on following page and Exhibit 2.D.

~~**Vertical Mixed-Use Overlay:** Yes. See Exhibit 2.C~~

2.5.2.7 PLANNING DISTRICT G: Village Square Neighborhood District

*LAND USE SUMMARY**

Permitted Land Use	*Gross Acreage*	*Maximum Allowable KSF*	*Allowed DU Range*
RESIDENTIAL: MEDIUM	37.6	0**	325-425
OPEN SPACE: PARK SPACE	2.8	na	na
OPEN SPACE: MISCELLANEOUS	1.2	na	na
Dry Swales/Detention Basins			
SCHOOLS/COMMUNITY PARK	11.4	na	na
Specially Permitted Land Use			
RESIDENTIAL: MEDIUM	(11.4)	na	na
Planning District G Totals	**53.0 acres**	**0 KSF**	**325-425 units**

*ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE**

Permitted Land Use	*Allowed Use*
RESIDENTIAL: MEDIUM	Townhouse or Cluster Residential
RESIDENTIAL: LOW	Small Lot Single Family
OPEN SPACE: PARK SPACE	Parks
OPEN SPACE: MISCELLANEOUS	
Dry Swales/Detention Basins	Dry Swales/Detention Basins
	Elementary School
SCHOOLS/COMMUNITY PARK	Community Playfields/Parks
Specially Permitted Land Use	
RESIDENTIAL: MEDIUM	Townhouse or Cluster Residential

Note:

* Civic Assembly use (educational, cultural, social, human services, civic assembly, not-for-profit organizations, governmental) will require a Specially Permitted Use Permit subject to conditions identified in Section 7.

~~** Vertical Mixed-Use Overlay: Refer to Section 4.~~

Other Specific Plan Development Controls: Refer to the following sections for additional development controls and implementation information applicable to Planning District H:

- Section 4: Residential Master Plan
- Section 5: Landscape Master Plan
- Section 6: Infrastructure Master Plan
- Section 7: Implementation

2.5.2.9 PLANNING DISTRICT I: RiverPark Loop Neighborhood District

Location: The 56.8-acre Planning District I is located in the central portion of the Project in RiverPark "B." Boundaries include Garonne Street to the south and Moss Landing Boulevard to the East. It is adjacent to Planning District G (Village Square Neighborhood District) to the south, Planning District H (RiverPark Crescent Neighborhood District) to the north, Planning District J (RiverPark Mews Neighborhood District) to the east, Planning District K (Lakeside Neighborhood District) also to the east, and Planning District M (Water Storage/Recharge Basins & Storm Water Control District) to the northeast. For the boundaries and location of the Planning District, refer to Exhibit 2.I.

Permitted Land Use: The Permitted Uses are: Residential: Medium and Low, Open Space: Park Space, Open Space: Neighborhood Parks, and Open Space: Miscellaneous: Water Feature.

The RiverPark Specific Plan allows a range of from 375 to 510 Residential: Medium and Low Small Lot Single Family units focused on the 6.0-acre Central Park located immediately north of the school site in Planning District G. The 6.4-acre Windrow Neighborhood Park is also a link to the Santa Clara River and its adjacent regional trail.

Specially Permitted Land Use: Yes

~~**Vertical Mixed-Use Overlay:** Yes. See Exhibit 2.C~~

2.5.2.9 PLANNING DISTRICT I: RiverPark Loop Neighborhood District

*LAND USE SUMMARY**

Permitted Land Use	*Gross Acreage*	*Maximum Allowable KSF*	*Allowed DU Range*
RESIDENTIAL: MEDIUM	43.0	0**	375-510
RESIDENTIAL: LOW			
OPEN SPACE: PARK SPACE	6.6	na	na
OPEN SPACE: NEIGHBORHOOD PARKS	5.8	na	na
OPEN SPACE: MISCELLANEOUS: WATER FEATURE	1.4	na	na
Planning District I Totals	**56.8 acres**	**0 KSF**	**375-510 units**

*ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE**

Permitted Land Use	*Allowed Use*
RESIDENTIAL: MEDIUM & LOW	Townhouse or Cluster Residential & Small Lot Single Family
OPEN SPACE: PARK SPACE	Park
OPEN SPACE: NEIGHBORHOOD PARKS	Neighborhood Park
OPEN SPACE: MISCELLANEOUS: WATER FEATURE	Water Feature

Notes:

* Civic Assembly use (educational, cultural, social, human services, civic assembly, not-for-profit organizations, governmental) will require a Specially Permitted Use Permit subject to conditions identified in Section 7.

~~** Vertical Mixed-Use Overlay: Refer to Section 4.~~

Optional Live/Work Units: Yes. See Exhibit 2.C

Other Specific Plan Development Controls: Refer to the following sections for additional development controls and implementation information applicable to Planning District I:

- Section 4: Residential Master Plan
- Section 5: Landscape Master Plan
- Section 6: Infrastructure Master Plan
- Section 7: Implementation

2.5.2.10 PLANNING DISTRICT J: RiverPark Mews Neighborhood District

Location: The 61.4-acre Planning District J is located in the central-eastern portion of the Project within RiverPark "B." The District is bordered by Kiawah River Drive and Thames River Drive to the north, Garonne Street and Forest Park Boulevard to the south, Vineyard Avenue to the east and Moss Landing Boulevard to the west. Adjacent Planning Districts are Planning District F (Vineyards Neighborhood District) and Planning District G (Village Square Neighborhood District) to the south, Planning District I (RiverPark Loop Neighborhood District) to the west, and Planning District K (Lakeside Neighborhood District) to the north. The existing El Rio neighborhood is adjacent to the south. For the boundaries and location of the Planning District, refer to Exhibit 2.I.

Permitted Land Use: The Specific Plan incorporates five Permitted Uses: Residential: Medium and Low, Open Space: Park Space, Open Space: Neighborhood Parks, Open Space: Landscaped Buffer, and Schools/Community Park. The Plan allows a range of from 220 to 310 units of Residential: Medium. The 6.1 acre neighborhood park serves as a neighborhood focus.

This District also provides a site for an elementary and middle school (Exhibit 2.L) as well as sports fields that can be shared between the school(s) and the community.

Specially Permitted Land Use: Residential: Medium and Low use may be provided on the portion of the Planning District designated for School/Community Park use. A condition of granting the Specially Permitted Use Permit is the submission of a letter from the Rio School District indicating that it does not want to purchase or utilize the land. See note on following page and Exhibit 2.D.

~~**Vertical Mixed-Use Overlay:** Yes. See Exhibit 2.C~~

Optional Live/Work Units: Yes. See Exhibit 2.C

2.5.2.10 PLANNING DISTRICT J: RiverPark Mews Neighborhood District

*LAND USE SUMMARY**

Permitted Land Use	*Gross Acreage*	*Maximum Allowable KSF*	*Allowed DU Range*
RESIDENTIAL: MEDIUM and LOW	21.0	0**	220-310
OPEN SPACE: PARK SPACE	1.4	na	na
OPEN SPACE: NEIGHBORHOOD PARKS	6.1	na	na
OPEN SPACE: LANDSCAPED BUFFER	2.5	na	na
SCHOOLS/COMMUNITY PARK	30.4	na	na
Specially Permitted Land Use **RESIDENTIAL: MEDIUM**	(30.4)	na	na
Planning District J Totals	**61.4 acres**	**0 KSF**	**220-310 units**

*ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE**

Permitted Land Use	*Allowed Use*
RESIDENTIAL: MEDIUM and LOW	Townhouse or Cluster Residential, Single Family
OPEN SPACE: PARK SPACE	Parks
OPEN SPACE: NEIGHBORHOOD PARKS	Neighborhood Park
OPEN SPACE: LANDSCAPED BUFFER	Landscaped Buffer
SCHOOLS/COMMUNITY PARK	Elementary School Secondary School Community Playfields/Parks
Specially Permitted Land Use **RESIDENTIAL: MEDIUM**	Townhouse or Cluster Residential

Notes:

* Civic Assembly uses(educational, cultural, social, human services, civic assembly, not-for-profit organizations, governmental) will require a Specially Permitted Use Permit subject to conditions identified in Section 7.

~~** Vertical Mixed-Use Overlay: Refer to Section 4.~~

Other Specific Plan Development Controls: Refer to the following sections for additional development controls and implementation information applicable to Planning District J:

- Section 4: Residential Master Plan
- Section 5: Landscape Master Plan
- Section 6: Infrastructure Master Plan
- Section 7: Implementation

2.5.2.11 PLANNING DISTRICT K: Lakeside Neighborhood District

Location: Planning District K comprises 18.5 acres in the central-eastern portion of RiverPark. The District is bordered by Kiawah River Drive to the south and the Brigham-Vickers Water Storage/Recharge Basin to the north, Thames River Drive to the east and Moss Landing Boulevard to the west. The District is surrounded by Planning District I (RiverPark Loop Neighborhood District), Planning District J (RiverPark Mews Neighborhood District), Planning District L (Public Facility District) and Planning District M (Water Storage/Recharge Basins & Storm Water Control District) to the north. For the boundaries and location of the Planning District, refer to Exhibit 2.I.

Permitted Land Use: A range of from 70-98 units of Residential: Medium is permitted. The other use is are 8.0 acres of Open Space: Miscellaneous: Dry Swales/Detention Basins and portions of jogging trails.

Specially Permitted Land Use: Yes

~~**Vertical Mixed-Use Overlay:** Yes. See Exhibit 2.C~~

Optional Live/Work Units: Yes. See Exhibit 2.C

2.5.2.11 PLANNING DISTRICT K: Lakeside Neighborhood District

LAND USE SUMMARY*

Permitted Land Use	Gross Acreage	Maximum Allowable KSF	Allowed DU Range
RESIDENTIAL: MEDIUM	10.5	0**	70-98
OPEN SPACE: MISCELLANEOUS			
Dry Swales/Detention Basins	8.0	na	na
Planning District K Totals	18.5 **acres**	**0 KSF**	**70-98 units**

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

Permitted Land Use	Allowed Use
RESIDENTIAL: MEDIUM	Single-Family Residential
OPEN SPACE: MISCELLANEOUS	
Dry Swales/Detention Basins	Dry Swales/Detention Basins

Notes:

* Civic Assembly use (educational, cultural, social, human services, civic assembly, not-for-profit organizations, governmental) will require a Specially Permitted Use Permit subject to conditions identified in Section 7.

~~** Vertical Mixed-Use Overlay: Refer to Section 4.~~

3.1 INTRODUCTION
3.2 COMMERCIAL DEVELOPMENT CONCEPT
3.3 PROJECT-WIDE STANDARDS
3.4 STANDARDS FOR SPECIFIC PLANNING DISTRICTS
3.5 BUILDING TYPE STANDARDS
3.6 SUB-DISTRICT DESIGN CHARACTER
3.7 SUB-DISTRICT DESIGN ELEMENT STANDARDS
3.8 SIGNAGE AND LIGHTING GUIDELINES

3.1 INTRODUCTION

3.1.1 Purpose

This Master Plan contains standards which apply to all commercial uses built within the RiverPark Specific Plan Area, except for those commercial uses within the residential neighborhoods. These are regulated by the Residential Master Plan, Section 4. Basic land uses are established by Section 2. Any regulatory issues not addressed by this Specific Plan shall be governed by City of Oxnard requirements.

3.1.2 Organization of the Commercial Master Plan

Section 3.2 presents the Commercial Development Concept for Planning Districts A through E. Standards applying to all commercial development are described in Section 3.3; Section 3.4 then presents the standards specific to each Planning District. Standards for each commercial building type are located in Section 3.5. The following Sections, 3.6 and 3.7, present the desired design character and design elements for the primary commercial Sub-Districts. Standards for commercial signage and exterior lighting are located in Section 5.9 and 5.10 respectively.

3.1.3 Location of Commercial Land Use Regulations

Regulations for commercial land uses are located in Section 3 and Section 4.

3.1.3.1 Commercial Uses Regulated by the Commercial Master Plan, Section 3

- Planning District A: This Planning District consists of two areas: 1) an area containing parcels with existing office uses as well as vacant parcels designated for Commercial: Office uses; and 2) a sub-district designated for a mixed-use land use. This area has two development options. Development Option A (see Section 4) allows all residential uses with ground-floor commercial, while Development Option B (illustrated and discussed in this Section) incorporates an office campus with Commercial: Office uses as well as an area along Forest Park Boulevard with Residential: High uses, regulated by Section 4.
- Planning Districts B and E: Peripheral, highway-oriented residential, office and retail.
- Planning District C: Residential, hotel and office and commercial uses which complements and is a western extension of the central Commercial District. If residential uses are proposed, standards from Section 4, 7R Urban Apartments shall apply.
- Planning District D: A central commercial Planning District serving local and regional markets. This area includes a mixed-use retail center with optional live/work housing and offices as a vertical mixed-use overlay. An area designated for Residential: High is located at the northern boundary of the District along Forest Park Boulevard and an area for Residential Very High is located directly south of the Residential High.

3.1.3.2 Commercial Uses Regulated by the Residential Master Plan, Section 4

- Commercial and live/work uses within RiverPark residential neighborhoods are allowed on the ground floors of certain residential uses. Standards for commercial uses in these planning districts are contained in the Residential Master Plan, Section 4. Locations of these uses are shown by Exhibit 2.C.

Legend

1. Mixed-Use Development Option B: Commercial/Residential
   see Section 4 for Development Option A
2. Hotel
3. Retail/Entertainment/Restaurants
4. Neighborhood Commercial
5. Food and Wine Venue/ Farmers' Market
6. Retail/Office
7. Roadside Market Pavilion
8. Residential
9. Town Square
10. Office Zone
11. Parking Field
12. Residential, Office or Retail

Commercial District Boundary

Mixed Use Area

COMMERCIAL DISTRICT ILLUSTRATIVE MASTER PLAN

RIVERPARK

exhibit 3.A

August 27, 2002

Modified in SPA 2015

prepared for ***RiverPark Development, LLC*** *by* **AC Martin Partners** *with*

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RIVERPARK

exhibit

COMMERCIAL SUB-DISTRICTS

3.B

August 27, 2002

Modified in SPA 2015

prepared for ***RiverPark Development, LLC*** *by* **AC Martin Partners** *with*

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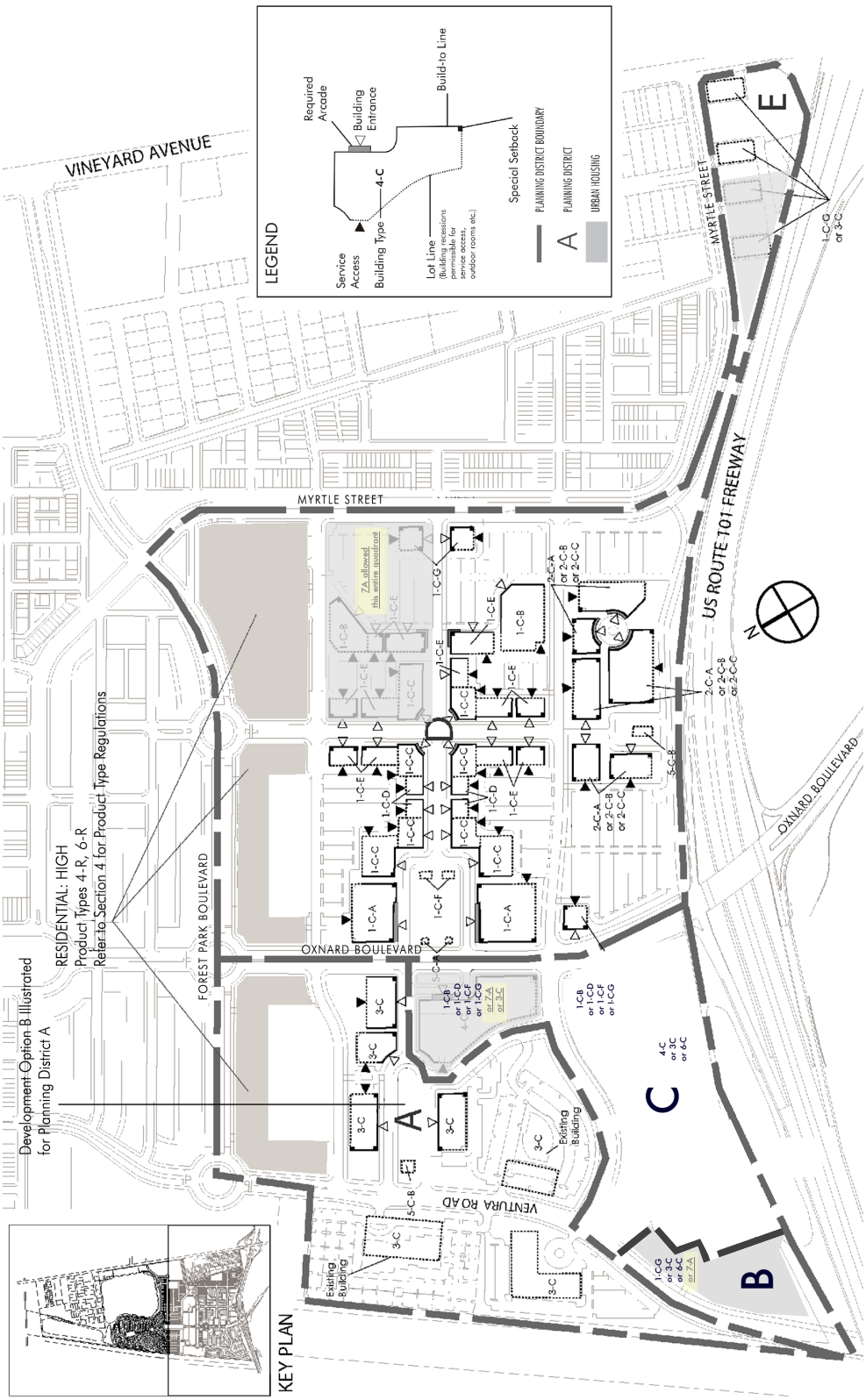
and trails, street striping, and "eyes on the street" provided by the compact residential and commercial development.

- ***Parking:*** The parking standards defined by this Specific Plan for each use shall be met by attractive, convenient, well landscaped and lighted, and safe parking areas. Three parking strategies shall be used in the commercial areas of RiverPark: shared parking fields, dedicated parking lots, and dedicated residential parking in Planning Districts A and D. See Section 6 for the Parking Master Plan.
- ***Parking Structures:*** Where parking structures are provided:
  - Parking structures should be sited to avoid obstructing the public view and casting shadows on ground-floor pedestrian-oriented uses.
  - The maximum allowable height for above-grade parking structure shall be limited to forty-five (45) feet to the top floor level, measured from grade. Parking structures wrapped by buildings on at least 3 sides maximum height shall be 7 stories or ninety (90) feet.
  - Vehicle access should not be located along pedestrian-oriented frontages. Wherever possible, access should be via service roads, alleys, and street frontages that do not contain pedestrian-oriented uses.
  - Where possible, the ground level of parking structures along public streets and paseos should include active pedestrian uses, entrances, and arcades. Active pedestrian uses may include, but are not limited to restaurants, ready-to-eat food sales, retail sales and personal services.
  - Consideration should be given to building permitted uses, such as retail and office, directly attached or "laminated" to the parking structure. These are distinguished from incorporating uses on the ground floor of a parking structure. This "laminating" of the parking structure with other uses will help to integrate the parking structure with the overall development.
  - Parking structures which primarily serve a building or group of buildings in a development shall be compatible in architectural design, scale and materials with the architecture of the served building(s).
  - Ramps, cars and sources of artificial lighting shall be minimally visible from public ways and open spaces.
- ***Signage and Lighting:*** Signage and lighting standards are located in Section 5.
- ***Mechanical Equipment Screening:*** All mechanical equipment must be screened from public view using screening devices consistent with the adjacent architectural design.

3.4 STANDARDS FOR SPECIFIC PLANNING DISTRICTS

3.4.1 Standards Exclusive to Planning District A

- *Allowed Development Options:* Planning District A contains Office: Commercial and an area designated as mixed-use (Exhibit 2.B). Within the mixed-use area, two alternate mix of uses are allowed: Development Option A: All Residential and Development Option B: Commercial/Residential. Both options are illustrated in Section 2. The requirements for Development Option A and the residential product types in Planning District D are included in Section 4. The requirements for Development Option B (see plan in this Section) follow. Note that the parcel and road layout within the mixed-use portion of Planning District A differs according to the development option chosen.
- *Location of Streets Open Space and Land Uses:* Development Option B requires the location of streets and open space, as well as the distribution of land uses, as shown in the following graphic; Development Option B Commercial Residential.
- *Residential Land Use and Product Types:* The Permitted residential land use is Residential:



Type 7-A: Residential = type 7R building type

Type 1-C-A: Large Pad Multi-Story Anchor
Type 1-C-B: Large Pad Retail
Type 1-C-C: Multi-Story Mini-Anchor
Type 1-C-D: In-Line Retail
Type 1-C-E: In-Line Retail w/ Upper Story Office
Type 1-C-F: Pad Restaurant / Retail
Type 1-C-G: Drive Thru
Type 2-C-A: Food & Wine Multi-Story
Type 2-C-B: Food & Wine Demo Factory / Outlet Store
Type 2-C-C: Food & Wine Pavilion / Office Building
Type 3-C: Office Building
Type 4-C: Hotel ~~w/ Ground Floor Retail~~
Type 5-C-A: Stand Alone Kiosk
Type 5-C-B: Civic Kiosk
Type 6-C: Outparcel Commercial

RIVERPARK

exhibit 3.C

COMMERCIAL REGULATORY PLAN

August 27, 2002
Modified in SPA 2015

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

all destinations. They should be narrow to the extent possible, and spatially defined by buildings, trees and lighting, and should discourage high-speed traffic to increase the safety and enjoyment of the pedestrians.

- Whenever possible, the natural terrain, drainage and vegetation should be preserved. Superior examples of existing vegetation should be contained within parks or greenbelts.
- The design of private lots, including the buildings and all related appurtenances, should be well integrated into a memorable neighborhood pattern, reflecting the rich and diverse history of regional building traditions.
- The design features of the fronts of residential structures should relate the house to the street, which is intended as an important space for fostering communication and community. The design and location of stoops and porches as well as the location of living rooms and other more public spaces is particularly important. See the following graphic.

The residential neighborhoods are organized into Planning Districts, each with distinctive centers, edges, open spaces and urban and architectural design characteristics. Any necessary interpretations of the intent of the regulations herein shall be based on the neighborhood planning principles listed above.

The Regulating Plan, or alternate Regulating Plans, for each Planning District define the blocks and lots within which specific Product Types may be constructed. It is through this planning strategy that harmonious streetscapes and unique neighborhood character are ensured.

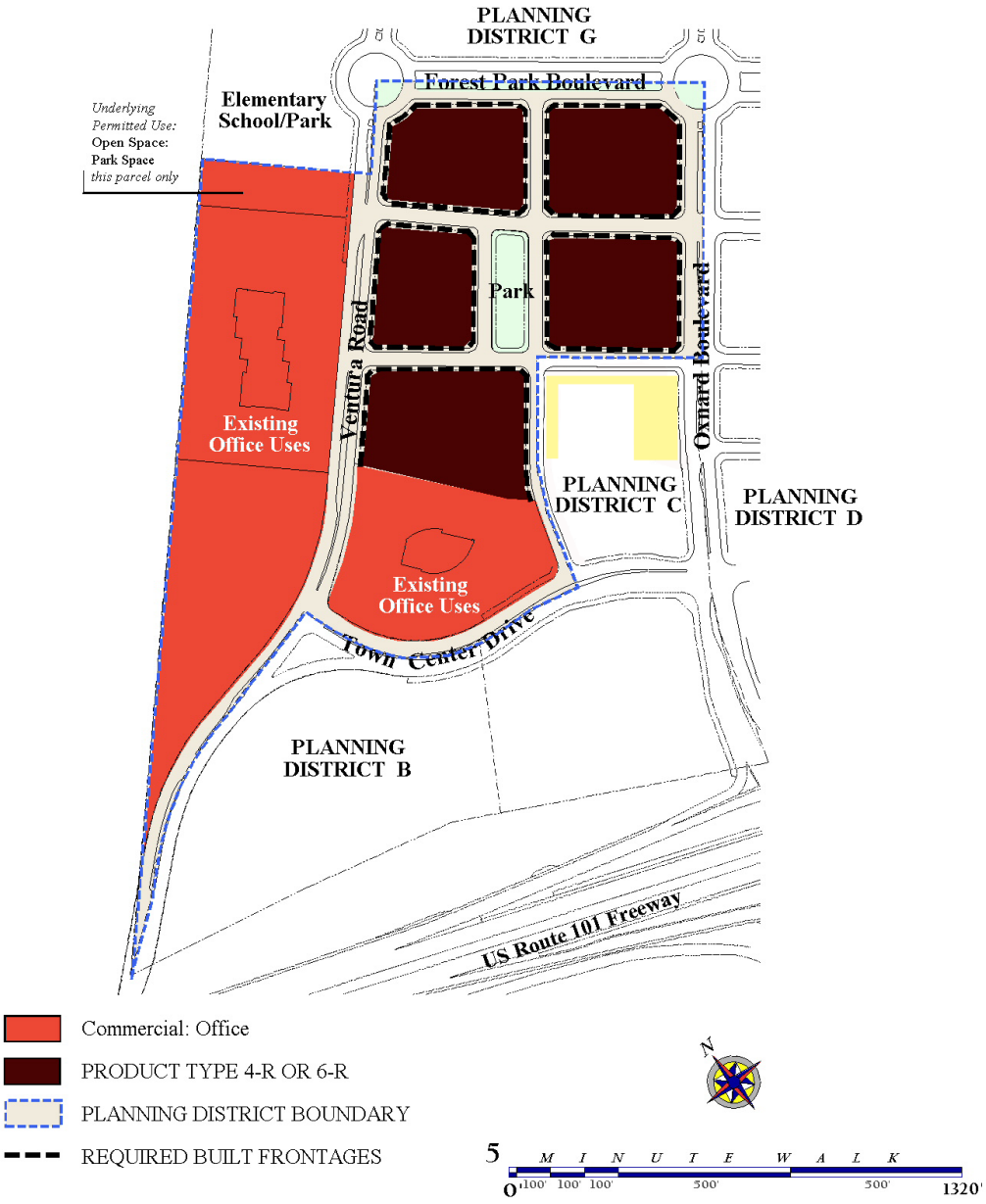
4.2.3 Location of Residential Uses

Exclusively or primarily residential land uses are located in the six Planning Districts illustrated in Exhibit 2.I:

- Planning District F: Vineyards Neighborhood District.
- Planning District G: Village Square Neighborhood District.
- Planning District H: RiverPark Crescent Neighborhood District.
- Planning District I: RiverPark Loop Neighborhood District.
- Planning District J: RiverPark Mews Neighborhood District.
- Planning District K: Lakeside Neighborhood District.

Housing is also designated as a permitted use in the following Planning Districts:

- Planning District A: Mixed-Use/Office District.
- Planning District D: Town Square Commercial District.
- Planning District B: West Peripheral Commercial District.
- Planning District C: West Corridor Commercial District.



Note:

See Section 3 for additional land use, development and design standards for Planning District A.

Development option "B" is described in Section 3 of the Specific Plan.

Buildings per the requirements of this section shall front the street along at least 70% of these frontages. Any frontages with parking lots that are visible from the street shall be screened with walls or continuous hedges between 30" and 48" in height (streetwalls) built at the building setback line.

Planning District A: Mixed Use/Office District
Regulating Plan Diagram for Development Option A: All Residential

7-R Apartments - Urban

Lot Frontage

Lots front the public street

Lot Area Min. 20,000 s.f.

Lot Width Min. 100'

Building Envelope

Lot Coverage 90% max., not including porches and stoops

Building Height 90' maximum

Setbacks

Front Min. 5'

Side Min. 5'

Rear Min. 5'

Permitted Encroachments

Porches: Max. 5'

Eaves: Max 5'

Balconies: Max. 5'

Building Orientation and Use

- Buildings uses shall be in accordance with the Regulating Plan. See Section 2 for land use types.
- **Service Requirements**
- Access to parking shall be from a common drives shared with adjacent lots, or by drives within the lot spaced not more than 250' on center.
- Access to trash collection, dry utility meters and other service functions shall be within the areas designated for parking or within the block and not visible from the street.

Parking and Open Space Requirements

- Each dwelling unit shall be provided with at least 1 on-site parking space. Units with 2 bedrooms shall be provided with 1½ spaces, and units with 3 or more bedrooms shall be provided with 2 spaces. These parking requirements are inclusive of guest parking.For affordable housing, parking will be governed by State Code.
- Surface parking lots that are visible from the street shall be screened by landscaping.
- Parking may be located in in a podium, a wrapped parking structure or subterranean. Distance from an entrance to a parking structure to a residential entrance shall be 300' maximum.
- A Parking Management Plan (PMP) describing parking counts, onsite and curbside parking management and enforcement practices will be required for all apartment projects. The PMP shall be approved by the City Traffic Engineer.The PMP may allow shared parking arrangements with adjacent uses or districts.
- Curbside parking may be used to partially satisfy the requirement for guest parking which cannot be met on site, when and where possible based on the Parking Management Plan.
- Secure mail and parcel delivery provisions shall be included, coordinated with Oxnard Police Department (OPD).
- Long term and short term bicycle storage per the city's Bicycle Master Plan shall be provided to meet residential unit storage requirements.
- Common and private open space combined shall be a minimum of 20% of the area of the lot, and can be yards or courts at grade, roof decks, or individual or common balconies. Balconies, if provided, must be a minimum 6' x 8' in size. All other common exterior open spaces must be a minimum of 15' in width. Location of these spaces should be designed so that all units have reasonable access to some form of open space. Common space alone shall be a minimum of 10% of lot area, and amenities shall be provided, including at least one of the following: Swimming pool, spa, sports court, BBQ and picnic facility, recreation room, or exercise course and stations. Interior common spaces can count toward this requirement if recreational amenities are provided.

another in the commercial district. This parking overview function is realized by implementing a parking management plan for each development project, as described later in this Section.

- ***On-Street Parking:*** To facilitate the project as a pedestrian-oriented, mixed-use district, the plan allows a carefully-controlled disposition of on-street parking to meet a limited proportion of the parking requirement. This inclusion of the on-street parking for visitors and customers–both by calculation and by design–is crucial to the success of any mixed-use, pedestrian-oriented district. The hallmark of pedestrian-oriented development is that front doors of businesses and residences face the public street, which cannot function unless visitors and customers are actually using those doors–thus the parking must be on the street. The on-street parking, located in the immediate vicinity of the use the parking serves, is also governed by a project-specific parking management plan.

6.2.5.2 Specific Regulations

- **Parking Requirements for Mixed-Use Neighborhoods**

The mixed-use neighborhoods (Planning Districts A, G, I, J, and K shown in Exhibit 2.C) which surround the commercial core of RiverPark (Planning Sub-Districts B, C and D) utilize off-street parking for residents and a combination of on-street and off-street parking for visitors and customers depending on the specific location and building type used. The parking requirements for these neighborhoods are defined for each permitted building type in Section 4 of this Specific Plan.

For blocks where both commercial and residential uses are proposed by a Builder/Developer, a Parking Master Plan must be prepared. This plan will be evaluated as part of the Design Review Process to assure that the required parking is available and that shared parking is utilized when possible to avoid an oversupply of parking lots. The Development Services Director/ Planning Manager when determining that the availability of visitor and customer parking is likely to change over time, may require that a Parking Management Plan be prepared and implemented for the block(s) in question.

- **Commercial Area Parking**
  - Commercial area parking in Planning Districts A through E will fulfill the minimum off-street parking requirements of this Specific Plan and will provide the parking required for a viable and successful commercial center.
  - Shared parking will be allowed where appropriate, particularly in the commercial districts (Planning Districts A through E) and the parking areas behind mixed-use residential building types 4-R and 5-R
  - The parking requirement may be accommodated by a combination of lot parking, as well as street parking near the business the parking serves, or on another site by way of a shared parking proposal approved initially by the Master Developer and then by the City of Oxnard Development Advisory Committee and the Development Services Director/ Planning Manager.
  - Where residential uses are proposed as alternates within commercial districts, the residential portion of the required parking must be met independently of any shared parking arrangement.

Exhibit 6.D illustrates a potential parking scenario for the primarily commercial Planning Districts A through E. It should be understood that the parking locations shown by this graphic are potential locations which support only one of many development scenarios which may actually be built. The actual locations will have to be approved on a case-by-case basis, as specific development projects with their accompanying parking management plans are submitted for review.

- **Parking Management Plan**

A Parking Management Plan must be incorporated in the submission for any commercial development in Planning Districts A through E. The plan shall identify a system for managing on- and off-street parking to ensure that it will be available for visitors and customers.

The Parking Management Plan must address the entire block in which a development is located,

is available, and that shared parking is utilized when possible to avoid an oversupply of parking lots. The plan must take into account the change in parking demand over time as development proceeds.

2) A system for managing on-street parking to ensure that it will be available for visitors and customers. Management techniques may include time limits or other measures to prevent the on-street parking being used up by residents or employees of businesses, who must park off-street.

3) Standards for the location and phasing of parking structures should sufficient at-grade parking not be available in the future.

- **Parking Space Size**

  Full size parking spaces shall be a minimum of 9'x 19'. Parking may overhang per OMC 16-636 (B & C). Parking drive aisles shall be a minimum of 25' wide. Driveway approaches shall be a minimum of 22' wide and a maximum of 31' wide for pedestrian safety. The Master Developer will work with the City to assure that the distribution of spaces will best serve parking demand.

- **Commercial Parking Ratios**

  Off-street parking shall be provided in accordance with City standards. A land use and its required parking shall be located within the same Planning District.

In case of a conflict between any provisions of this Plan and the Oxnard Zoning Ordinance, the provisions of this Plan shall govern. In matters on which this Plan is silent, the Oxnard Zoning Code shall govern. In the case of conflicts between the provisions of this plan and the Uniform Building Code (UBC), the UBC shall govern.

6.2.6 Public Transportation

The RiverPark development is designed to encourage maximum use of public transportation as an alternative and supplement to the use of private automobiles.

The term "public transportation" is used here as a general term. It refers to the standard services provided by Oxnard's public bus operator as well as other bus services, local shuttles, taxis, "dial-a-bus," airport shuttles and other services which operate in the area now and in the future.

Regardless of the specific service or mode, increasing the use of public transportation is an essential element in meeting local and regional planning objectives, addressing air quality concerns, as well as improving the quality of life for all. It is also essential for those individuals who are transit-dependent.

Several features of the Specific Plan encourages the use of public transportation:

- Ensuring that development will be in the form of complete, mixed-use neighborhoods with an interconnected network of pedestrian-oriented streets, such that the use of transit for travel to, from and within the District is both pleasant and likely.
- Providing a street network within the community that facilitates the efficient movement of public transportation vehicles throughout the development.
- Providing direct linkages to key local and regional arteries, namely Oxnard Boulevard and Vineyard Avenue.
- Providing a road system design that ensures safe and efficient transit stops.

needed to link RiverPark to the City of Oxnard and to support most anticipated residential, commercial and office development within RiverPark Areas "A" and "B." Work is anticipated to incorporate: a) the remediation program for the mining pits in RiverPark "B" and construction of all water storage/recharge basin and storm water control facilities; b) construction of the Phase One backbone infrastructure including roads and utilities; c) grading of RiverPark "A" to create required drainage and building pads; and d) construction of related landscape improvements including Town Square and entry monuments.

Timely completion of the State Route 1/US Route 101 Freeway interchange by Caltrans is critical to the development of RiverPark "A" and the completion of Phase One. This interchange will connect the existing Oxnard Boulevard north across the Ventura Freeway to RiverPark, as well as provide direct access from the freeway to the main entry to the Project at Oxnard Boulevard.

Phase Two will complete the backbone road and utilities and development pads in Planning District H, thereby completing all infrastructure required of the Master Developer with the exception of roads within Planning District D.

Phase Three is limited to the completion of roads and development pads in Planning District D.

Build-out will be, in part, dependent on providing the transportation system improvements called for in the Circulation Master Plan portion of this document (Section 6.2), the City of Oxnard Circulation Element and the City's fifteen-year circulation system improvement plan.

7.5.2 Development Options

7.5.2.1 Development in the Mixed-Use Portion of Planning District A

The following requirements apply to development only within the Planning District A mixed-use area:

One of two development options may be exercised:

1) *Development Option A: All Residential*: Development will be guided by the regulatory plan and related residential regulations contained in Section 4, Residential Master Plan. The land use plan for this option is located in Section 2.

2) *Development Option B: Commercial/Residential*: The regulatory plan for Development Option B: Commercial/Residential and regulations of commercial building types are contained in Section 3, Commercial Master Plan. Regulations for residential building types used in Development Option B are contained in Section 4, Residential Master Plan. The land use plan for this option is located in Section 2.

~~Development Options A and B are the only options permitted by the Specific Plan. Other road layouts and/or changes of the indicated uses will require a change in the Specific Plan.~~

The road and parcel locations differ between the two options. Therefore, first development within the mixed-use area, whether residential or commercial, will determine which of the two Development Options will be utilized for the rest of the mixed-use portion of Planning District A.

The first Builder/Developer who develops residential or office uses within the mixed-use area will propose to the City which of the two Development Options are implemented, according to Specific Plan requirements. The requirements for the development option chosen will apply to all future development within the mixed-use area.

7.5.2.2 Development in Planning District B

The following requirements apply to development within Planning District B:

One of two development options may be exercised:

1) Development Option A: All Residential: Development will be guided by the residential regulations contained on page 4.32. The land use plan for this option is located in Section 2.

2) Development Option B: All Commercial: The regulations of commercial building types are contained in Section 3. The land use plan for this option is located in Section 2.

The first Builder/Developer who develops residential or office uses within the mixed-use area will propose to the City which of the two Development Options are implemented, according to Specific Plan requirements. The requirements for the development option

chosen will apply to all future development within the mixed-use area.

7.5.2.3 Development in the Mixed Use Portion of Planning District C

The following requirements apply to development only within the Mixed Use portion of Planning District C:

One of two development options may be exercised:

1) Development Option A: All Residential: Development will be guided by the residential regulations contained on page 4.32. The land use plan for this option is located in Section 2.

2) Development Option B: All Commercial: The regulations of commercial building types are contained in Section 3. The land use plan for this option is located in Section 2.

7.5.2.4 Development in the Mixed Use Portion of Planning District D

The following requirements apply to development only within the Mixed Use portion of Planning District D:

One of two development options may be exercised:

1) Development Option A: All Residential: Development will be guided by the residential regulations contained on page 4.32. The land use plan for this option is located in Section 2.

2) Development Option B: All Commercial: The regulations of commercial building types are contained in Section 3. The land use plan for this option is located in Section 2.

The first Builder/Developer who develops residential or office uses within the mixed-use area will propose to the City which of the two Development Options are implemented, according to Specific Plan requirements. The requirements for the development option chosen will apply to all future development within the mixed-use area.

The residential development options in Districts B, C and D will be subject to the limitations indicated in 7.10.4

Maximum Development Based on Residential Development Options

Residential Options Selected per District (B,C,& D only)	Maximum Residential Units of Options Chosen	Maximum Commercial Development
B, C & D	4,068	1,535,543
B & C	3,656	1,761,623
C & D	3,735	1,718,273
B & D	3,788	1,689,190
B	3,376	1,915,270
C	3,323	1,944,353
D	3,455	1,871,920
No Residential	3,043	2,098,000

7.5.3 Distribution of Dwelling Units and Commercial Among Districts

Each Planning District has a range of allowable dwelling units and maximum commercial development, as shown by Exhibit 2.J the Land Use Summary. The total of the allowable dwelling units per Planning District based on the range exceeds the project-wide maximum of 4,068 dwelling units.

To assure that the project-wide maximums are not exceeded, the Master Developer shall monitor the number of units and commercial square footage built within each Planning District as development proceeds in order to assure that units are not overly concentrated in some districts, that the commercial maximum is not exceeded, and that the total number of units developed does not exceed 4,068.

7.6 FINANCING AND FUNDING

7.6.1 Financing and Funding Principles

The policies described in this section shall govern the funding of facilities and public services for the RiverPark Specific Plan. The principle underlying these policies is that RiverPark should pose no financial burden or obligation on the City of Oxnard or other jurisdictions beyond their meeting State and City requirements related to providing such services as school, fire and public safety.

Accordingly, the Master Developer, in combination with Builder/Developers, will:

Modifications and/or Specially Permitted Uses are made to, and decided by, the Planning Commission.

5b. ***Final Project Plan:*** The Builder/Developer prepares construction documents meeting City of Oxnard requirements, while incorporating comments and/or conditions established by the Planning Commission or Development Services Department Director/Planning Manager. The RDAG will review the Final Project Plan to assure that the construction documents incorporate all design comments made to date, and then submit a recommendation to the City.

Phase 6: Building Permit

- ***Plan Check and Building Permit:*** The Builder/Developer prepares construction documents meeting all Specific Plan and City of Oxnard requirements and submits the plans and other required material to the Oxnard Building Department for the necessary approvals.

7.9.5 Roadway Approval

All Oxnard roadways, including those governed by the Specific Plan, must be approved by the City prior to their implementation. Discussions have been held with the appropriate agencies (e.g. fire, sanitation, traffic and police) concerning the roadway cross sections shown in this document and these roadways will each accommodate the appropriate functions. Any changes from these sections, or any relocation, other treatment or other uses tributary to these sections, will be considered by the City and additional approvals may be required.

7.9.6 Signage Approval

All submittals to the City shall be consistent with the requirements of the Specific Plan and the Signage and Lighting Guidelines document, including requirements for submission exhibits.

7.9.6.1 Preliminary Review

The Preliminary Signage Plan shall be submitted as part of the submission for Phase 4a of the Project Review and Approval Process, as described in Section 7.14.

7.9.6.2 Final Approval

Signage plans which incorporate the design review comments made at the Preliminary Review stage shall be submitted as part of Phase Five of the Project Permitting Process.

7.10 OTHER ISSUES

7.10.1 Effects of a General Plan Amendment on the Specific Plan

Adoption of amendments to the 2020 General Plan or a General Plan Update by the City will not necessarily require amendment of the Specific Plan. But any subsequent discretionary approval or amendment to the Specific Plan must be consistent with the General Plan, as amended and/or updated, except to the extent that such change in the General Plan deals with matters in which the Developer/Applicant shall possess vested rights under the terms of a Development Agreement entered into between the Developer/Applicant and the City.

7.10.2 Environmental Issues

The City of Oxnard has certified the Project Environmental Impact Report in association with approval of the RiverPark Specific Plan.

Mitigations for all identified impacts are defined by the adopted Mitigation Monitoring Program. All mitigations identified will be implemented as required.

7.10.3 Affordable Housing Guidelines

Within the Specific Plan Area, 140 residential units will be affordable to very low income households. Also, 140 residential units will be affordable to low income households, and 112 residential units will be affordable to moderate income households. In addition, the developer of the residential units within Planning District H shall be required to pay the applicable affordable housing in lieu fee for each residential unit constructed. The above numbers may also be increased by the application of a density bonus pursuant to City Ordinance. Any subsequent development that increases residential units above 3,043 through a Specific Plan Amendment must provide a minimum of 15% of those units as affordable, split as 5% Very Low Income, 5% Low Income, and 5% Moderate Income.

7.10.4 Residential Unit Mix within Residential Very High Districts

Within the Residential Very High portions of Districts B, C and D, the number of residential units collectively will be limited to up to 1025 units and by the bedroom unit type. The maximum number of units per bedroom unit types are as follows:

Studio Units	108
One Bedroom Units	504
Two Bedroom Units	363
Three Bedroom Units	50

If a development is proposed that would require an increase in the maximum number of a specific unit type or types, a corresponding decrease in another unit type or types will be required, utilizing a conversion rate of 1.18 persons per bedroom. The Master Developer and TMP will monitor the unit type mix of the Residential Very High portions of Districts B, C and D to insure that the maximum overall unit count and bedroom unit types are not exceeded.

7.11 TEMPORARY USES

7.11.1 Temporary Use - Defined

A "temporary use" is one which occupies a parcel of land for a period of more than one hour within a twenty-four-hour period, but less than the maximum time limits set forth herein and which does not utilize any permanent structures except as otherwise permitted herein.

7.11.2 Temporary Use - Permitted

No uses listed in this section shall be conducted unless a temporary use permit or special use permit authorizing such a use has been approved.

The following temporary uses which are further defined in the City Code, may be permitted subject to the granting of a temporary use permit in accordance with the provisions of this article:

(a) Residential Land Use Districts, or property for which a residential use has been approved:

(1) Construction signs, defined as a sign stating the names of those individuals or firms directly connected with the construction project. Said sign may include the name of the city in which the business is located and emergency phone numbers.

(2) Sales or rental offices (used only for the sale or rental of residential properties which are part of a project containing five or more contiguous lots or units, said offices to be located on or immediately adjacent to the site of the project and as further regulated by section 7.11.8).

(3) Sub-division model homes and related facilities.

(4) Sub-division signs.

(5) Temporary construction yards and offices (used only in conjunction with development of uses permitted by the applicable land use district, said offices and yards to be located on or immediately adjacent to the site of the development. One adult caretaker may be present during nonconstruction hours).

(6) Youth, charitable or nonprofit organization projects.

(7) Other temporary uses, which the development services director has determined to be compatible with the land use district and surrounding land uses.

(b) Commercial and Office Land Use Districts:

(1) Those temporary uses listed in section 7.11.1 (a).

(2) Christmas tree lots.

(3) Grand opening signs, banners and other similar temporary signage excluding balloons and other inflatables.

(4) Auctions.

(5) Outdoor carnivals, circuses and rodeos.

(6) Outdoor concerts.

(7) Other outdoor shows.

(8) Outdoor religious revival meetings.

Lanes or Lane Streets: See ***Alleys***

Live/Work Unit: A building type as defined in Section 2 which allows retail or commercial use on the ground floor of a residential unit in residential neighborhoods. The ground floor of such a unit is often used for a home business, as an artist studio or a workshop. Refer to Section 4. As defined by "City of Oxnard Mixed Use Development Policy".

Live/ Work Use: Residential premises used for the transaction of business or the supply of professional services. Home occupation shall include the following: agent, architect, artist, broker, consultant, dentist, doctor, draftsman, dressmaker, engineer, interior decorator, lawyer, notary public, teacher, or other similar occupations, as determined by the DAC or the City of Oxnard Mixed Use Development Policy. Such use shall not simultaneously employ more than two persons. The total gross area of the home occupation use shall not exceed 30 percent of the gross square footage of the residential unit.

Lot: The individual land area on which a single family detached unit is located.

Major Deviation: A deviation from numerical standards of the Specific Plan by more than 15%.

Master Developer: The Specific Plan requires that a Master Developer entity (or two Master Developers, one for residential and one for commercial development) assume the primary responsibility for implementing the project according to and in conformance with the design intent of the Specific Plan and related documents until all development parcels are built out.

The Specific Plan requires that, following adoption of the Specific Plan, Master Developer responsibilities include, but are not limited to: installing backbone road and utilities infrastructure, providing public open space, selecting Builder/Developers, monitoring the allocation and maximum number of units within and among Planning Districts, and monitoring the total number of dwelling units to assure that they do not exceed the maximum of 4,068 established by the Specific Plan.

Media Niche: An architectural projection commonly used to house media cabinets and equipment in a residential application. Media niches must be combined with other architectural features such as a fireplace chimney. The media niche portion of a projection shall not exceed 6' in length parallel to the structural envelope of the building.

Minor Deviation: A deviation from numerical standards of the Specific Plan up to 15%.

Multi-Family: Dwelling units grouped within a building and sharing a street entrance with other dwelling units. Maximum density is 80 d.u. per acre.

Net Acreage: The area of a site within its property lines. Distinguished from ***Gross Acreage***. Note that Net Acreage should be used when determining residential density (unit count per acreage).

Paseo: An outdoor, uncovered pedestrian walkway in commercial and residential areas which lead from the rear to the front of the property. This walkway is attractively landscaped, hardscaped and lighted in a manner to maximize safety and security as well as to encourage pedestrian use.

Pedestrian Lighting: Lighting primarily designed to illuminate pedestrian pathways including sidewalks. Distinguished from street lighting that is primarily designed to illuminate streets.

Permitted (or By-Right) Uses: Specific Plan land uses which require review and approval by the Development Services Manager/Planning Manager. Distinguished from "Specially Permitted" land uses which require review and approval by the Oxnard Planning Commission and a Special Use Permit.

Planning Commission: The City of Oxnard Planning Commission.

Planning District: One of thirteen designated areas of the RiverPark Specific Plan, labeled "A" through "M." Each Planning District has distinct land uses, environmental character and development requirements. Planning District boundaries and characteristics are defined in Section 2.

Private Street: A street, as distinguished from a lane or alley, which is located within a development provided by a Builder/Developer on private land. A private street is generally used for on-site circulation.

Product Type: The basic unit of residential development. Each product type has associated de-

velopment requirements such as lot dimensions, building envelope, building orientation and use, service requirements and parking requirements. The RiverPark Specific Plan defines residential product types in Section 4. The location of these product types is defined in the residential regulatory plans in Section 4.

Project: The construction, addition or structural alteration of commercial, residential or institutional buildings and related facilities, or a change of use, within the Specific Plan Area by a Builder/Developer.

Refers to specific development projects on parcels within RiverPark, as distinguished from RiverPark as a whole. A project does not include permits for electrical, mechanical, plumbing, demolition or similar permits; certain fences or walls, signs, minor grading permits, reconstruction of a building damaged or destroyed by fire, flood, wind, earthquake or other calamity or act of nature or the public enemy, and any construction for which a building permit is required in order to comply with a public safety order.

The term sometimes refers to RiverPark as a whole. Context should indicate which meaning is intended.

Project Plan: The design for each project which is submitted to the City of Oxnard by a Builder/Developer during the Project Review and Approval Process.

Project Review and Approval Process: The Process defined in Section 7 by which a Builder/Developer obtains from the City the permits required to construct a development project. This process includes review by the Master Developer and the City for conformance of the Project Plan of each development with the Specific Plan and related documents.

Public Realm; Public Open Spaces: Areas of RiverPark other than those sold to Builders/Developers for private development. These include all landscaped open spaces, parks, circulation corridors for motor vehicles, pedestrians, and bicycles (public rights-of-way), storm water and water runoff control facilities. The setback areas of private development parcels between the building and public access street are also considered part of the public realm. See also "Street Space."

Public Right-of-Way: Areas within RiverPark designated for pedestrian and/or vehicular circulation with associated utilities and streetscape improvements. This land cannot be sold to Builders/Developers.

Regulations: Generic term for rules governing development in all public and private areas of the RiverPark Specific Plan Area. Includes guidelines and standards.

Residential: Premises used primarily for human habitation. Units shall not be less than 450 square feet in net area.

Residential: Low-Medium: A land use category allowing dwellings at 8-12 dwelling units per gross acre. Permitted building types are single-family detached.

Residential: Medium: A land use category allowing dwellings at 12-18 dwelling units per gross acre. Permitted building types are single-family and multi-family attached or detached.

Residential: High: A land use category allowing dwellings at 18-30 dwelling units per gross acre. Permitted building types are single-family and multi-family attached or detached.

Residential: Very High: A land use category allowing dwellings at 30-80 dwelling units per gross acre. Permitted building types are multi-family attached.

Residential Uses: Refers to the residential land use categories: Residential: Low-Medium (Single-Family); Residential: Medium (Townhouses); and Residential: High (Multi-Family Residential); Residential: Very High (Urban Apartments).

RiverPark "A": RiverPark "A" consists of all of the Specific Plan area south of Garonne Street. This area includes commercial, office, hotel/convention and residential uses.

RiverPark "B": RiverPark "B" refers to the Specific Plan area north of Garonne Street. This area is devoted primarily to residential communities with parks, schools and water control facilities including water storage recharge basins.

C. Sixth Development Agreement Amendment

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

City of Oxnard
305 West Third Street
Oxnard, California 93030
Attn: City Clerk

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

SIXTH AMENDMENT TO DEVELOPMENT AGREEMENT

THIS SIXTH AMENDMENT TO DEVELOPMENT AGREEMENT (the "Sixth Amendment") is made in Ventura County, California as of _____ __, 202_, by and between the **CITY OF OXNARD**, a municipal corporation of the State of California (the "City") and SOCM I, LLC, a Delaware limited liability company ("SOCMI"), **RIVERPARK POINTE, LLC**, a Delaware limited liability company ("Riverpark Pointe"), **RIVERPARK LANDING, LLC**, a Delaware limited liability company ("Riverpark Landing"), **OAKMONT OF RIVERPARK LLC**, a California limited liability company ("Oakmont"), **SUNFLOWER, LP**, a California limited partnership ("Sunflower"). Collectively, SOCMI, Riverpark Pointe, Riverpark Landing, Oakmont, and Sunflower are referred to herein as the "Riverpark Commercial Area Developers." The City and the Riverpark Commercial Area Developers may be referred to individually as a "Party" or collectively as the "Parties."

RECITALS

A. The Riverpark Commercial Area Developers are the owners of real property located in the City within the boundaries of the City's Riverpark Specific Plan. SOCM I is the owner of that certain real property more particularly described in Exhibit A-1 attached hereto. Riverpark Pointe is the owner of that certain real property more particularly described in Exhibit A-2 attached hereto. Riverpark Landing is the owner of that certain real property more particularly described in Exhibit A-3 attached hereto. Oakmont is the owner of that certain real property more particularly described in Exhibit A-4 attached hereto. Sunflower is the owner of that certain real property more particularly described in Exhibit A-5 attached hereto. The area described in Exhibits A-1 through A-5 is referred to herein as the "Riverpark Commercial Area."

B. The City and Riverpark Commercial Area Developers' predecessor in interest entered into that certain Development Agreement dated as of August 27, 2002, and which was recorded against the Riverpark Commercial Area Developers' Property (as well as other areas) on September 10, 2002 as Instrument No. 200202164590 in the Ventura County Recorder's Office (the "Original Development Agreement"), as amended by that certain First

Amendment to Development Agreement dated as of December 14, 2004 and recorded against Riverpark Commercial Area Developers' Property on December 23, 2004 as Instrument No. 200412230339920 in the Ventura County Recorder's Office and re-recorded against Riverpark Commercial Area Developers' Property on January 24, 2005 as Instrument No. 200501240017504 in the Ventura County Recorder's Office (the "First Amendment to Development Agreement"), as further amended by that certain Second Amendment to Development Agreement recorded against the Riverpark Commercial Area Developers' Property on August 21, 2007 in the Ventura County Recorder's Office as Instrument No. 20070821001636170 (the "Second Amendment to Development Agreement"), as further amended by that certain Third Amendment to Development Agreement recorded against the Riverpark Commercial Area Developers' Property on October 13, 2010 in the Ventura County Recorder's Office as Instrument No. 20101013001577430 (the "Third Amendment to Development Agreement"), as further amended by that certain Fourth Amendment to Development Agreement (the "Fourth Amendment to Development Agreement"), which did not affect the Riverpark Commercial Area Developers' Property and was not recorded against the Riverpark Commercial Area Developers' Property, as further amended by that certain Fifth Amendment to Development Agreement (the "Fifth Amendment to Development Agreement"), which did not affect the Riverpark Commercial Area Developers' Property and was not recorded against the Riverpark Commercial Area Developers' Property. The Original Development Agreement as amended by the First Amendment to Development Agreement, the Second Amendment to Development Agreement, the Third Amendment to Development Agreement, the Fourth Amendment to Development Agreement, and the Fifth Amendment to Development Agreement, together with any extensions or amendments approved administratively, are referred to herein collectively as the "Development Agreement." The Development Agreement encumbers more real property than the Riverpark Commercial Area Developers' Property. Collectively, all real property encumbered by the Development Agreement is referred to herein as the "Site." Owners of portions of the Site (including each of the Riverpark Commercial Area Developers) may be referred to herein individually as a "Riverpark Developer" or collectively as the "Riverpark Developers."

C. In conjunction with transfers of portions of the Site to the various Riverpark Developers, the Parties to such transfer agreements have executed Assignment and Assumption Agreements that had the effect of the transferring party assigning and the acquiring party assuming the rights, duties and/or obligations under the Development Agreement relating to the portion of the Site being transferred and providing that no Riverpark Developer shall be obligated to meet any obligations under the Development Agreement that relate to a portion of the Site owned by another Riverpark Developer.

D. As of the date of this Sixth Amendment, the Riverpark Commercial Area Developers are in full compliance with the terms, conditions, and obligations of the Development Agreement as amended.

E. The City has recently adopted updated development impact fees (the "2020 Development Impact Fees") related to the installation of public infrastructure to accommodate future

development planned to occur in the City. The bulk of the development within the Riverpark Specific Plan Area has already occurred. In conjunction with such development, the public infrastructure associated with and necessary for the development of the Riverpark Specific Plan has already been constructed.

F. The Parties hereto intend hereby to amend the Development Agreement to (i) extend the termination date of the Development Agreement by a period of five (5) years from October 12, 2022 to October 12, 2027, and (ii) establish a mechanism for the payment of certain 2020 Development Impact Fees that are to be applied within the Riverpark Specific Plan area as described below.

G. The Parties hereto each desire to obtain the agreement of one another to the provisions of the Development Agreement as amended by this Sixth Amendment.

H. On _____, the Planning Commission held a duly noticed public hearing wherein the Planning Commission reviewed this Sixth Amendment.

I. On _____, the City Council held a duly noticed public hearing on this Sixth Amendment in accordance with Government Code Section 65868.

J. The City Council has given notice of its intention to consider this Sixth Amendment, has conducted public hearings thereon pursuant to the relevant portions of the Government Code, and has found that the provisions of this Sixth Amendment are consistent with the City's General Plan, City zoning ordinances, and the Riverpark Specific Plan, as amended. The City Council has also specifically considered the impacts and benefits of this Sixth Amendment upon the welfare of the residents of the City and the surrounding region. The City Council has determined that this Sixth Amendment is beneficial to the residents of the City and is consistent with the present public health, safety, and welfare needs of the residents of the City and the surrounding region.

K. The City has determined that the actions to be taken pursuant to this Sixth Amendment will not result in environmental impacts which are new or substantially changed from those already analyzed and addressed in the Riverpark EIR, and subsequent addenda, and, therefore has determined that none of the elements set forth in Public Resources Code Section 21166 or Section 15162 of the CEQA Guidelines exists and therefore has determined, in accordance Public Resources Code Section 21166 and Section 15162 of the CEQA Guidelines, that no subsequent or supplemental Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration is required to be prepared prior to adopting the Ordinance approving this Sixth Amendment.

NOW, THEREFORE, in consideration of the foregoing Recitals, which are hereby incorporated into the operative provisions of this Sixth Amendment by this reference and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the City and the Riverpark Commercial Area Developers agree as follows:

Section 1. Extension of Termination Date:

The Term of the Development Agreement is hereby extended by a period of five (5) years from October 10, 2022 to October 10, 2027; provided, however, that the Development Agreement may be further extended by the City Manager upon mutual consent of the City and Developer, to the completion of the development, but not to exceed a period of ten (10) additional years.

Section 2. Application of 2020 Development Impact Fees:

The City acknowledges that the waivers of certain fees as set forth in Sections 5.4, 5.5, 6, and 9 of the Development Agreement remain in full force and effect and have not been modified by the City actions in adopting the 2020 Development Impact Fees.

In light of the public infrastructure already constructed in conjunction with development on the Project, the City agrees that through the Term of the Development Agreement, the maximum amount of any traffic impact fees assessed shall be limited to the rate in effect immediately prior to the City's adoption of the 2020 Development Impact Fees, which are reflected on the City's fee chart dated as of September 24, 2018. The City further agrees that the 2020 Development Impact Fees related to the Park Development Fee shall not apply to the Project.

In lieu of the 2020 Development Impact Fees related to the Mobility Fee, the RiverPark Commercial Area Developers shall pay an alternative Mobility Fee based on the project density. Based on the average density of the added residential units of 1.71 persons per residential unit, the alternative Mobility Fee for the Multi-Family residential would be $1,347.05 per unit. Credits for the reasonable cost of design, engineering, land and construction costs of the public bicycle and pedestrian facilities constructed as part of the buildout of the RiverPark Specific Plan area, not otherwise used to offset mobility fees or other required fees which have already been credited, shall be granted for the alternative Mobility Fee on a first-come, first-served basis among all developers in the RiverPark Specific Plan area. Under no circumstances shall Developer be entitled to a refund of the fee credits or a transfer to a third party (i.e., an entity that does not qualify as Developer or permitted assignee under this Agreement) of the fee credits obtained pursuant to this Section. Developer is not guaranteed that any credits will still be available at the time of the imposition of any fees. The Developer shall provide all funding necessary for a mutually agreed upon third party consultant to verify all costs used to obtain fee credits.

Finally, the City acknowledges and agrees that the Riverpark Commercial Area Developers have contributed more than two million dollars ($2,000,000) in public art installations in the areas subject to this Sixth Amendment to Development Agreement in full satisfaction of the City's public art requirements, and no additional public art is required for these portions of the Site. Of the public art that Developers have installed previously, Developers shall maintain public art installations on the Site valued at a minimum of two hundred eighty-seven thousand dollars ($287,000) in perpetuity.

For ease of reference, the Parties agree that the fees modified or exempted under the Development Agreement related to the Project are as set forth in the chart attached hereto as Exhibit B.

Other than the fees noted above, the Riverpark Commercial Area Developers shall be responsible for paying when due all Development Impact Fees in connection with the development of the Project at the rates then in effect. Subject to all applicable laws then in effect, City shall have the right: (i) to charge and apply to Property all Development Impact Fees and assessments as may be in effect at the time applicable to the Project; and (ii) to increase or otherwise modify any and all Development Impact Fees (including without limitation new categories of impact fees) applicable to the Project.

Section 4. Future Affordable Housing. The City's Affordable Housing Ordinance (Ordinance 2980) requires that residential projects containing more than ten (10) units shall provide affordable 10% of the total number of units as affordable units, with half being affordable to persons of lower income and half being affordable to persons of very low income; however, the City's Affordable Housing Ordinance does not apply to new housing projects located in areas subject to a specific plan adopted by the City that requires such projects to provide as many or more affordable units for lower and very low income persons and families as the City's Affordable Housing Ordinance. The City and the Riverpark Commercial Area Developers have agreed to an alternative affordable housing program for the property subject to this Agreement. In lieu of the 10% requirement under the City's Affordable Housing Ordinance stated above, all new residential projects developed on the Riverpark Commercial Area after the date of this Sixth Amendment containing ten or more dwelling units to be offered for rent shall include a number of dwelling units equal to not less than 15% of the total number of dwelling units in the project offered for rent at the following levels: 5% shall be rented at an affordable rent to persons and families of very-low income, 5% shall be rented at an affordable rent to persons and families of lower income, and 5% shall be rented at an affordable rent to persons and families of moderate income, as defined in California Health and Safety Code Sections 50105, 50079.5, 50093, respectively. Upon certificate of occupancy of the for-rent Affordable Housing Units for Very Low, Low, and Moderate Income Households each such unit shall be rented at rents that are Affordable to Very Low, Low, or Moderate Income Households for a period of fifty-five (55) years. Such units shall otherwise comply with the requirements in the City's Affordable Housing Ordinance. However, for Moderate Income units, the maximum affordable rent shall be calculated as defined in Health and Safety Code 50053(b)(4).

Section 6. Supplemental Sewer Fee.

The Riverpark Developers constructing Additional Dwelling Units within the Riverpark Specific Plan area shall pay a Supplemental Sewer Fee equal to the the sewer impact fees in effect at the time of the Effective Date of this agreement applied to the Additional Dwelling Units on a per unit basis prior to the issuance of a building permit for each such Additional Dwelling Unit, less credits applied for sewer impact fees that have already been paid for the commercial development that was originally proposed at each project location, on a project by project basis. For the purpose of this Section, Additional Dwelling Units shall mean the

dwelling units constructed in the Riverpark Specific Plan area in excess of an aggregate of 3,043 dwelling units. The sewer impact fee credit calculation methodology shall be mutually agreed upon by the Riverpark Developers and the City Engineer prior to building permit issuance for any Additional Dwelling Units, and shall be based upon the calculation methodology used for the pre-payment of sewer impact fees utilized in the original Development Agreement dated August 27, 2002 and/or subsequent Development Agreement Amendments. Should the Riverpark Developers wish to apply additional credits for commercial square footage outside a given project area to offset the Supplemental Sewer Fee, adequate legal mechanisms shall be executed to the satisfaction of the Community Development Director to ensure the trade off in commercial square footage will be legally binding on the Riverpark Developers, their successors and assigns. Notwithstanding any language in this agreement to the contrary, under no circumstances shall the Riverpark Developers be entitled to a refund of the fee credits or a transfer to a third party of the fee credits obtained pursuant to this Section. Riverpark Developers shall provide a deposit of $5,000.00 (five-thousand dollars) concurrent with submitting the first project to the City containing Additional Dwelling Units. This deposit is to be utilized to offset staff time costs at the hourly rates then in effect, for meetings, research, etc. related to the sewer and other fee credits. When requested by the City Engineer, the Riverpark Developers shall add funding from time to time if necessary to ensure adequate funding for anticipated staff time needs. Any excess funds remaining from this deposit will be refunded to the developer, without interest, when the City Engineer determines they are no longer needed.

Section 5. Miscellaneous Provisions.

(a) Entire Agreement. Except for the Development Agreement, which this Sixth Amendment amends, this Sixth Amendment represents the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior agreements and understandings, whether oral or written, between the Parties with respect to the matters contained in this Sixth Amendment.

(b) Section Headings. The section headings contained in this Sixth Amendment are for convenience and identification only and shall not be deemed to limit or define the contents to which they relate.

(c) Counterparts. This Sixth Amendment and any modifications hereto may be executed in any number of counterparts with the same force and effect as if executed in the form of a single document.

(d) Waiver. No waiver of any provision of this Sixth Amendment shall be effective unless in writing and signed by a duly authorized representative of the party against whom enforcement of a waiver is sought.

(e) Severability. If any term, covenant, condition or provision of this Sixth Amendment, or the application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction or rendered by the adoption of a statute by the State of California or the United States invalid, void or unenforceable, the remainder of the terms, covenants, conditions or provisions of this Sixth Amendment, or the application thereof to any

person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated thereby; provided that the invalidity or unenforceability of such provision does not adversely affect the benefits accruing to, or the obligations imposed upon, any party hereunder.

(f) No Reliance on Other Parties. All Parties to this Sixth Amendment declare that, prior to the execution of this Sixth Amendment, they have informed themselves of sufficient relevant data, either through experts or other sources of their own selection, and have sought and obtained legal counsel, in order that they might intelligently exercise their own judgment in evaluating the contents of this Sixth Amendment and making the decision to execute it. The Parties each represent and acknowledge that in executing this Sixth Amendment, they do not rely and have not relied upon any representation or statement not set forth herein made by any other party to this Sixth Amendment or their respective legal counsel with regard to the subject matter, basis or effect of this Sixth Amendment.

(g) Construction. The provisions of this Sixth Amendment shall be liberally construed to effectuate its purpose. The language of this Sixth Amendment shall be construed according to its plain meaning and shall not be construed for or against any party, as each party has participated in the drafting of this Sixth Amendment and has had its legal counsel review it. Whenever the context and construction so require, all words used in the singular shall be deemed to be used in the plural and vice versa.

(h) Successors and Assigns. This Sixth Amendment shall be binding on and shall inure to the benefit of the Parties and their respective legal representatives, successors and assigns.

(i) Governing Law. The validity and interpretation of this Sixth Amendment shall be governed by the laws of the State of California without giving effect to the principles of conflict of laws.

(j) Authorizations. Each party certifies and warrants that all individuals executing this Sixth Amendment and other related documents on its behalf have the capacity and have been duly authorized to do so. Each party shall also indemnify the other Parties to this Sixth Amendment and hold them harmless from any and all damages, costs, attorneys' fees, and other expenses, if a signatory is not so authorized.

(k) Effective Date. After this Sixth Amendment has been signed by authorized representatives of each of the Parties hereto, this Sixth Amendment shall become effective on the date on which the ordinance approving this Sixth Amendment becomes operative under Government Code section 36937.

(*l*) Definitions. All terms not specifically defined in this Sixth Amendment shall have the meanings ascribed to them in the Development Agreement.

(m) Impact of Sixth Amendment on Development Agreement. Unless otherwise specifically amended by this Sixth Amendment, all provisions of the Development Agreement, as previously amended, shall remain in full force.

(n) Interpretation of Developer. Each Riverpark Developer and its authorized successors and assigns shall be liable for and/or hold the rights, duties and obligations of the Development Agreement and this Sixth Amendment as they relate to the portion of the Site owned by such Riverpark Developer only. No Riverpark Developer nor its authorized successors or assigns shall be liable for the obligations under the Development Agreement or any amendments thereto as they relate to another portion of the Site not owned by such Riverpark Developer or such authorized successors or assigns, respectively.

(o) Recordation of this Sixth Amendment. Pursuant to Government Code Section 65868.5, the City Clerk shall record a copy of this Sixth Amendment with the Ventura County Recorder's Office within ten (10) days after the mutual execution of this Sixth Amendment.

IN WITNESS WHEREOF, the Parties to this Sixth Amendment have each executed this Sixth Amendment as of the date first written above.

[Signatures on following pages]

THE CITY:

CITY OF OXNARD, a public body,
corporate and politic

Date:_____ By:_____

_____,
Mayor

ATTEST:

By:_____

_____
City Clerk

APPROVED AS TO FORM:

By:_____
Stephen Fischer
City Attorney

[Signatures continued on next page]

RIVERPARK COMMERCIAL AREA DEVELOPERS:

SOCM I, LLC,
a Delaware limited liability company

By: Shea Properties Management Company, Inc.,
a Delaware corporation,
its manager

By:_____
Name:_____
Title:_____

By:_____
Name:_____
Title:_____

RIVERPARK LANDING, LLC.
a Delaware limited liability company

By: Shea Properties Management Company, Inc.,
a Delaware corporation,
its manager

By:_____
Name:_____
Title:_____

By:_____
Name:_____
Title:_____

[signatures continued on next page]

RIVERPARK POINTE, LLC,
a Delaware limited liability company

By: Shea Properties Management Company, Inc.,
a Delaware corporation,
its manager

By:_____
Name:_____
Title:_____

By:_____
Name:_____
Title:_____

[signatures continued on next page]

OAKMONT OF RIVERPARK LLC,
a California limited liability company

By:_____
Name:_____
Title:_____

SUNFLOWER, LP,
a California limited partnership

By: **Jazzy, LLC,**
a California limited liability company,
its General Partner

By:_____
Name:_____
Title:_____

By:_____
Name:_____
Title:_____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

COUNTY OF _____))) ss:

On __ _____, 2021 before me, _____
Notary Public (insert name and title of the officer),

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

[Seal]

EXHIBIT A-1

SOCMI'S PROPERTY

(attached)

HUITT-ZOLLARS

HUITT-ZOLLARS, INC • 2603 Main Street • Suite 400 • Irvine, CA 92614-4250 • 949 988 5815 phone • 949 988 5820 fax • huitt-zollars.com

R300668.01
05-01-17

EXHIBIT "A"
LEGAL DESCRIPTION

Those portions of Lots 1 and 2 of Lot Line Adjustment LLA 10-310-03, in the City of Oxnard, County of Ventura, State of California, recorded on June 29, 2010 as Instrument No. 20100629-00095245-0 of Official Records, in the office of the County Recorder of said County, together with a portion of Lot 3 of Lot Line Adjustment LLA 15-310-06, in said City of Oxnard, recorded April 19, 2016 as Instrument No. 20160419-00053241-0 of said Official Records, described as follows:

Beginning at the most Westerly corner of said Lot 2 of said Lot Line Adjustment LLA 10-310-03; thence along the Southwesterly lines of said Lots 1 and 2, the following two (2) courses: South 72°41'45" East 225.23 feet and South 65°46'37" East 131.28 feet; thence leaving said Southwesterly line of said Lot 1 North 17°08'39" East 261.54 feet; thence North 72°51'21" West 441.19 feet; thence South 17°08'39" West 244.49 feet to the Southwesterly line of said Lot 3 of Lot Line Adjustment LLA 15-310-06; thence along said Southwesterly line of said Lot 3 South 72°41'45" East 85.68 feet to the point of beginning.

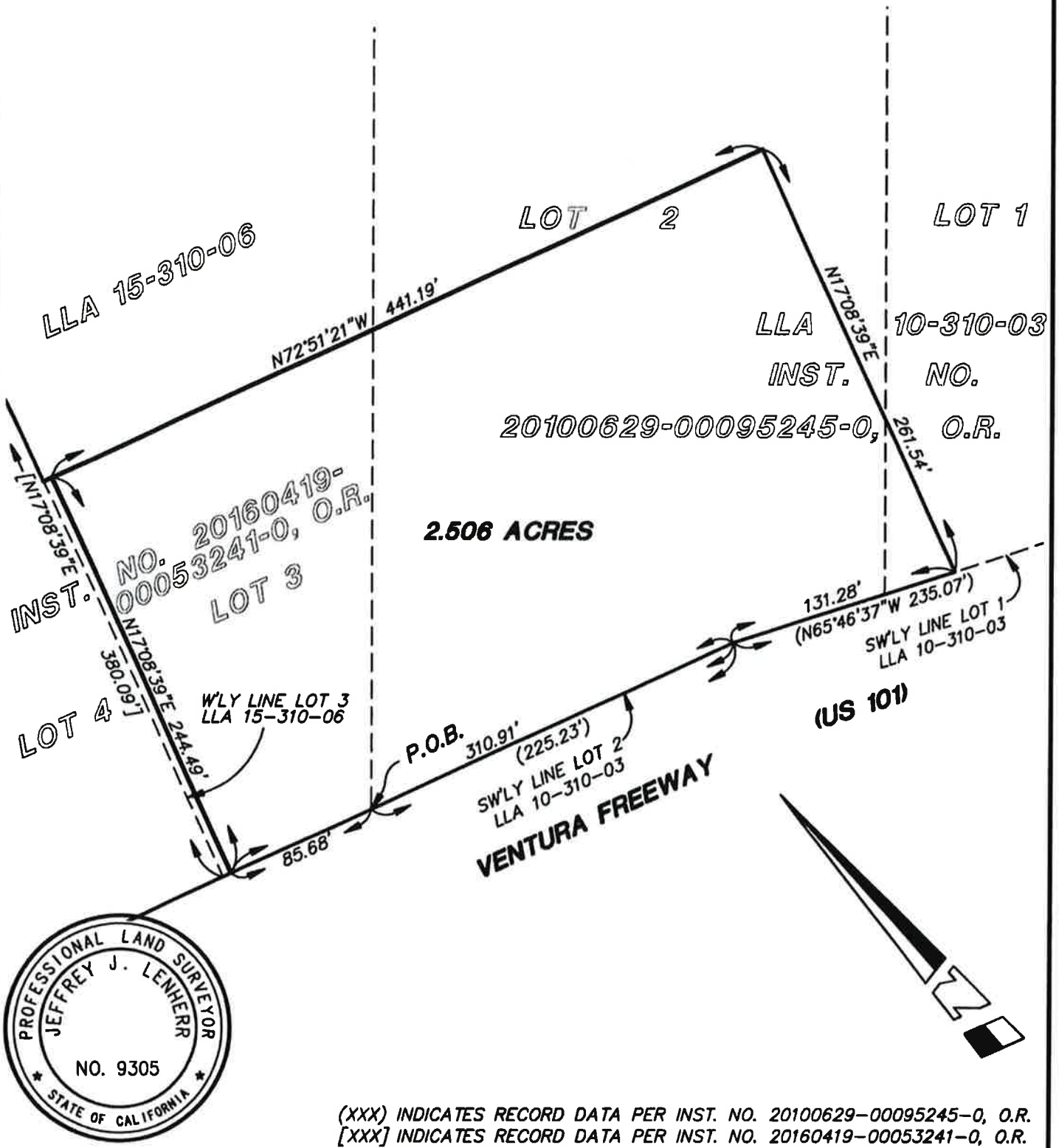
Containing an area of 2.506 acres, more or less.

Subject to covenants, conditions, reservations, restrictions, rights-of-way and easements, if any, of record.

All as shown on Exhibit "B" attached hereto and by this reference made a part hereof.

JEFFREY J. LENHERR, PLS 9305

PROFESSIONAL LAND SURVEYOR
JEFFREY J. LENHERR
NO. 9305
STATE OF CALIFORNIA



(XXX) INDICATES RECORD DATA PER INST. NO. 20100629-00095245-0, O.R.
[XXX] INDICATES RECORD DATA PER INST. NO. 20160419-00053241-0, O.R.

HUITT-ZOLLARS
Huitt-Zollars, Inc. Irvine
2603 Main Street, Suite 400, Irvine, CA 92614
Phone (949) 988-5815 Fax (949) 988-5820

APPROVED BY Jeffrey J. Lenherr 5/1/17

SKETCH TO ACCOMPANY
A LEGAL DESCRIPTION

EXHIBIT 'B'
DECLARATION OF
RESTRICTIVE COVENANT

SCALE	1"=80'
DRAWN BY	CR
CHECKED BY	JJL
DATE	5/1/2017
JOB NO.	R300668.01

Q:\R300668.01\CADD\MAPPING\DWG\EX\300668JEX10.DWG

EXHIBIT A-2

RIVERPARK POINTE'S PROPERTY

(attached)

EXHIBIT A-2
RIVERPARK POINTE LLC LEGAL DESCRIPTION

HUITT-ZOLLARS

HUITT-ZOLLARS, INC. • 2603 Main Street • Suite 400 • Irvine, CA 92614-4250 • 949.988.5815 phone • 949.988.5820 fax • huitt-zollars.com

R300668.01
05-23-17

THE POINTE

Lot 6 of Tract No. 5352-1, in the City of Oxnard, County of Ventura, State of California, as shown on the map recorded in Book 150, Pages 76 through 92, inclusive, of Miscellaneous Records (Maps), in the office of the County Recorder of said County.

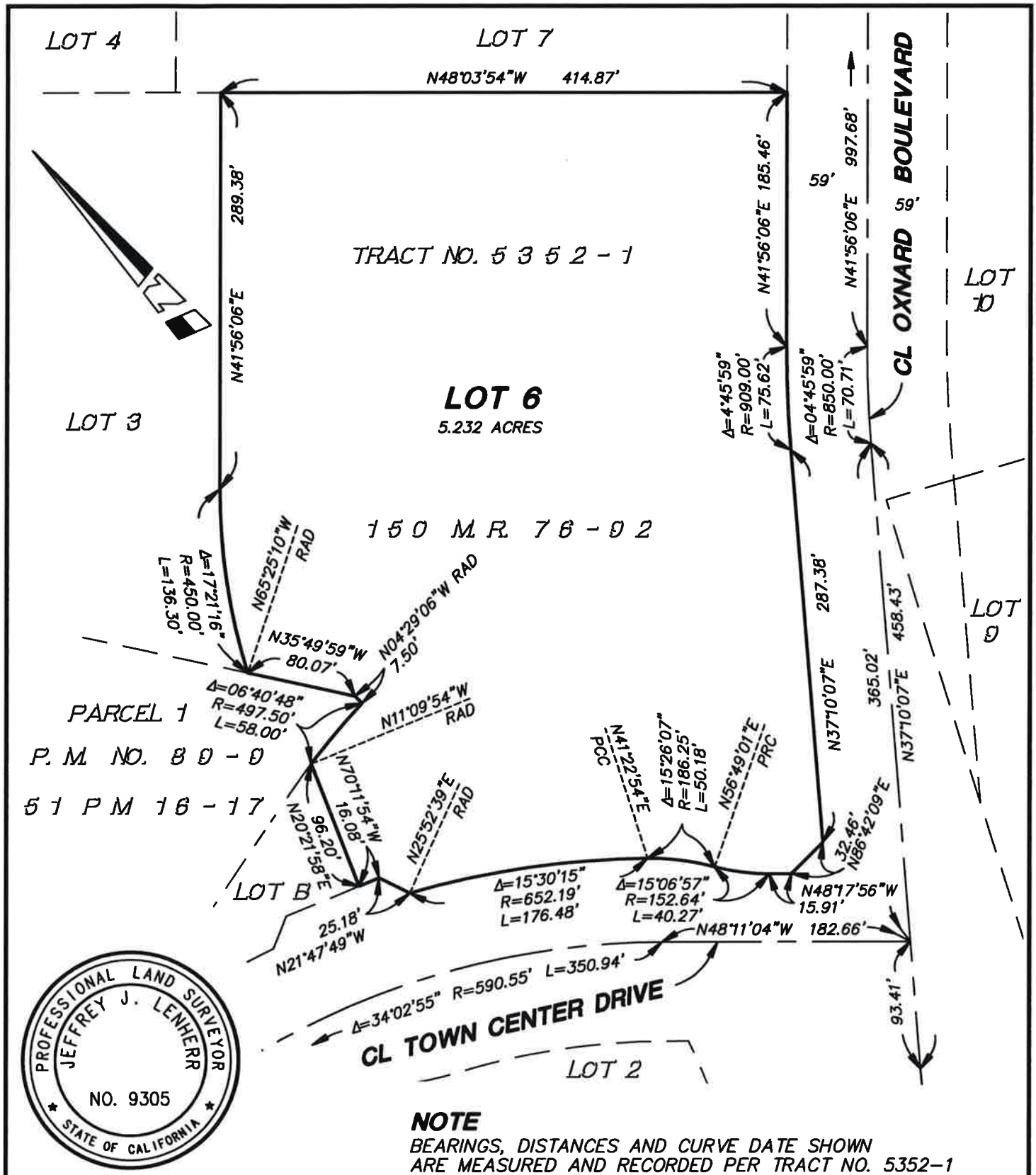
Containing an area of 5.232 acres, more or less.

Subject to covenants, conditions, reservations, restrictions, rights-of-way and easements, if any, of record.

Jeffrey J. Lenherr

JEFFREY J. LENHERR, PLS 9305

PROFESSIONAL LAND SURVEYOR
JEFFREY J. LENHERR
NO. 9305
STATE OF CALIFORNIA



NOTE

BEARINGS, DISTANCES AND CURVE DATE SHOWN ARE MEASURED AND RECORDED PER TRACT NO. 5352-1

HUITT-ZOLLARS

Huitt-Zollars, Inc. Irvine

2603 Main Street, Suite 400, Irvine, CA 92614

Phone (949) 988-5815 Fax (949) 988-5820

APPROVED BY Jeffrey J. Lenherr 5/23/17

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION

THE POINTE

LOT 6

TRACT NO. 5352-1

SCALE	1"=100'
DRAWN BY	PMP/cr
CHECKED BY	CR
DATE	05-23-2017
JOB NO.	R300668.01 10119812

Q:\R300668.01\CADD\Mapping\Dwg\EX\30066801JEX14.DWG

EXHIBIT A-3

RIVERPARK LANDING'S PROPERTY

(attached)

EXHIBIT A-3
RIVERPARK LANDING'S LEGAL DESCRIPTIONS

LOT 1

Lot 1 of Tract No. 6004, in the City of Oxnard, County of Ventura, State of California, as shown on the map recorded in Book 168, Pages 43 to 51, inclusive, of Miscellaneous Records (Maps), in the office of the County Recorder, of said County.

LOT 2

Lot 2 of Tract No. 6004, in the City of Oxnard, County of Ventura, State of California, as shown on the map recorded in Book 168, Pages 43 to 51, inclusive, of Miscellaneous Records (Maps), in the office of the County Recorder, of said County.

LOT 3

Lot 3 of Tract No. 6004, in the City of Oxnard, County of Ventura, State of California, as shown on the map recorded in Book 168, Pages 43 to 51, inclusive, of Miscellaneous Records (Maps), in the office of the County Recorder, of said County.

LOT 4

Lot 4 of Tract No. 6004, in the City of Oxnard, County of Ventura, State of California, as shown on the map recorded in Book 168, Pages 43 to 51, inclusive, of Miscellaneous Records (Maps), in the office of the County Recorder, of said County.

LOT 5

Lot 5 of Tract No. 6004, in the City of Oxnard, County of Ventura, State of California, as shown on the map recorded in Book 168, Pages 43 to 51, inclusive, of Miscellaneous Records (Maps), in the office of the County Recorder, of said County.

LOT 6

Lot 6 of Tract No. 6004, in the City of Oxnard, County of Ventura, State of California, as shown on the map recorded in Book 168, Pages 43 to 51, inclusive, of Miscellaneous Records (Maps), in the office of the County Recorder, of said County.

COLLECTIVE

Lots 1 through 6, inclusive, of Tract No. 6004, in the City of Oxnard, County of Ventura, State of California, as shown on the map recorded in Book 168, Pages 43 to 51, inclusive, of Miscellaneous Records (Maps), in the office of the County Recorder, of said County.

EXHIBIT A-4

OAKMONT'S PROPERTY

(attached)

EXHIBIT A-4

OAKMONT SENIOR LIVING

Lot 4 of Lot Line Adjustment LLA 17-310-05, in the City of Oxnard, County of Ventura, State of California, recorded May 26, 2017 as Document No. 20170526-00068773-0 of Official Records, in the office of the County Recorder, of said County.

LEGAL DESCRIPTION SHOWN HEREON CORRESPONDS TO FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT NO. OSA-5711776 (29), DATED MAY 16, 2018.

REAL PROPERTY IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

LOT 2 OF CERTIFICATE OF APPROVAL FOR LOT LINE ADJUSTMENT NO. 08-310-11 RECORDED AUGUST 11, 2008 AS INSTRUMENT NO. 20080811-00122442-0 OF OFFICIAL RECORDS AND BEING A PORTION OF LOT 15 OF TRACT 5352-1 IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA AS SHOWN ON MAP RECORDED IN BOOK 150, PAGES 76 THROUGH 92, INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OILS, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, WITHOUT, HOWEVER, THE RIGHT OF SURFACE ENTRY TO A DEPTH OF 500 FEET BELOW THE SURFACE AND SUBSURFACE AS RESERVED IN DEEDS RECORDED JUNE 16, 1954 IN BOOK 1209, PAGE 182; DECEMBER 21, 1954 IN BOOK 1252, PAGE 429; BOOK 4723, PAGE 472 AND DECEMBER 3, 1986 AS INSTRUMENT NOS. 86-175822, 86-175823, 86-175824, 86-175827 AND 86-175828 ALL OF OFFICIAL RECORDS.

APN: 132-0-311-035

LOT 1 OF CERTIFICATE OF APPROVAL FOR LOT LINE ADJUSTMENT NO. 14-310-003 RECORDED DECEMBER 08, 2014 AS INSTRUMENT NO. 20141208-00153552-0 OF OFFICIAL RECORDS AND BEING A PORTION OF LOT 13 OF TRACT 5352-1 IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA AS SHOWN ON MAP RECORDED IN BOOK 150, PAGES 76 THROUGH 92, INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OILS, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, WITHOUT, HOWEVER, THE RIGHT OF SURFACE ENTRY TO A DEPTH OF 500 FEET BELOW THE SURFACE AND SUBSURFACE AS RESERVED IN DEEDS RECORDED JUNE 16, 1954 IN BOOK 1209, PAGE 182; DECEMBER 21, 1954 IN BOOK 1252, PAGE 429; BOOK 4723, PAGE 472 AND DECEMBER 3, 1986 AS INSTRUMENT NOS. 86-175822, 86-175823, 86-175824, 86-175827 AND 86-175828 ALL OF OFFICIAL RECORDS.

APN: 132-0-311-105 AND 132-0-311-165

PARCEL B:

LOT 1 OF CERTIFICATE OF APPROVAL FOR LOT LINE ADJUSTMENT NO. 08-310-7 RECORDED AUGUST 11, 2008 AS INSTRUMENT NO. 20080811-00122443-0 AND RERECORDED APRIL 19, 2010 AS INSTRUMENT NO. 20100419-00057737-0 AND RERECORDED MAY 11, 2010 AS INSTRUMENT NO. 20100511-00070517-0, ALL OF OFFICIAL RECORDS AND BEING PORTIONS OF LOTS 14 AND 15 OF TRACT 5352-1 IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA AS SHOWN ON MAP RECORDED IN BOOK 150, PAGES 76 THROUGH 92, INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OILS, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, WITHOUT, HOWEVER, THE RIGHT OF SURFACE ENTRY TO A DEPTH OF 500 FEET BELOW THE SURFACE AND SUBSURFACE AS RESERVED IN DEEDS RECORDED JUNE 16, 1954 IN BOOK 1209, PAGE 182; DECEMBER 21, 1954 IN BOOK 1252, PAGE 429; BOOK 4723, PAGE 472 AND DECEMBER 3, 1986 AS INSTRUMENT NOS. 86-175822, 86-175823, 86-175824, 86-175827 AND 86-175828 ALL OF OFFICIAL RECORDS.

APN: 132-0-311-055

LOT 2 OF CERTIFICATE OF APPROVAL FOR LOT LINE ADJUSTMENT NO. 08-310-7 RECORDED AUGUST 11, 2008 AS INSTRUMENT NO. 20080811-00122443-0 AND RERECORDED APRIL 19, 2010 AS INSTRUMENT NO. 20100419-00057737-0 AND RERECORDED MAY 11, 2010 AS INSTRUMENT NO. 20100511-00070517-0, ALL OF OFFICIAL RECORDS AND BEING A PORTION OF LOT 15 OF TRACT 5352-1 IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA AS SHOWN ON MAP RECORDED IN BOOK 150, PAGES 76 THROUGH 92, INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OILS, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, WITHOUT, HOWEVER, THE RIGHT OF SURFACE ENTRY TO A DEPTH OF 500 FEET BELOW THE SURFACE AND SUBSURFACE AS RESERVED IN DEEDS RECORDED JUNE 16, 1954 IN BOOK 1209, PAGE 182; DECEMBER 21, 1954 IN BOOK 1252, PAGE 429; BOOK 4723, PAGE 472 AND DECEMBER 3, 1986 AS INSTRUMENT NOS. 86-175822, 86-175823, 86-175824, 86-175827 AND 86-175828 ALL OF OFFICIAL RECORDS.

APN: 132-0-311-045

LOT 3 OF CERTIFICATE OF APPROVAL FOR LOT LINE ADJUSTMENT NO. 08-310-7 RECORDED AUGUST 11, 2008 AS INSTRUMENT NO. 20080811-00122443-0 AND RERECORDED APRIL 19, 2010 AS INSTRUMENT NO. 20100419-00057737-0 AND RERECORDED MAY 11, 2010 AS INSTRUMENT NO. 20100511-00070517-0, ALL OF OFFICIAL RECORDS AND BEING PORTION OF LOT 10 OF TRACT 5352-1 IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA AS SHOWN ON MAP RECORDED IN BOOK 150, PAGES 76 THROUGH 92, INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPT THEREFROM ALL OILS, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, WITHOUT, HOWEVER, THE RIGHT OF SURFACE ENTRY TO A DEPTH OF 500 FEET BELOW THE SURFACE AND SUBSURFACE AS RESERVED IN DEEDS RECORDED JUNE 16, 1954 IN BOOK 1209, PAGE 182; DECEMBER 21, 1954 IN BOOK 1252, PAGE 429; BOOK 4723, PAGE 472 AND DECEMBER 3, 1986 AS INSTRUMENT NOS. 86-175822, 86-175823, 86-175824, 86-175827 AND 86-175828 ALL OF OFFICIAL RECORDS.

APN: 132-0-311-125

PARCEL C:

LOT 1 OF CERTIFICATE OF APPROVAL FOR LOT LINE ADJUSTMENT NO. 08-310-8 RECORDED AUGUST 11, 2008 AS INSTRUMENT NO. 20080811-00122444-0 AND RERECORDED APRIL 19, 2010 AS INSTRUMENT NO. 20100419-00057738-0, BOTH OF OFFICIAL RECORDS AND BEING PORTIONS OF LOTS 9 AND 10 OF

TRACT 5352-1 IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA AS SHOWN ON MAP RECORDED IN BOOK 150, PAGES 76 THROUGH 92, INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OILS, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, WITHOUT, HOWEVER, THE RIGHT OF SURFACE ENTRY TO A DEPTH OF 500 FEET BELOW THE SURFACE AND SUBSURFACE AS RESERVED IN DEEDS RECORDED JUNE 16, 1954 IN BOOK 1209, PAGE 182; DECEMBER 21, 1954 IN BOOK 1252, PAGE 429; BOOK 4723, PAGE 472 AND DECEMBER 3, 1986 AS INSTRUMENT NOS. 86-175822, 86-175823, 86-175824, 86-175827 AND 86-175828 ALL OF OFFICIAL RECORDS.

APN: 132-0-311-115

LOT 2 OF CERTIFICATE OF APPROVAL FOR LOT LINE ADJUSTMENT NO. 08-310-8 RECORDED AUGUST 11, 2008 AS INSTRUMENT NO. 20080811-00122444-0 AND RERECORDED APRIL 19, 2010 AS INSTRUMENT NO. 20100419-00057738-0, BOTH OF OFFICIAL RECORDS AND BEING PORTIONS OF LOTS 9 AND 13 OF TRACT 5352-1 IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA AS SHOWN ON MAP RECORDED IN BOOK 150, PAGES 76 THROUGH 92, INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OILS, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, WITHOUT, HOWEVER, THE RIGHT OF SURFACE ENTRY TO A DEPTH OF 500 FEET BELOW THE SURFACE AND SUBSURFACE AS RESERVED IN DEEDS RECORDED JUNE 16, 1954 IN BOOK 1209, PAGE 182; DECEMBER 21, 1954 IN BOOK 1252, PAGE 429; BOOK 4723, PAGE 472 AND DECEMBER 3, 1986 AS INSTRUMENT NOS. 86-175822, 86-175823, 86-175824, 86-175827 AND 86-175828 ALL OF OFFICIAL RECORDS.

APN: 132-0-311-135

PARCEL D:

PARCEL "B" OF CERTIFICATE OF APPROVAL FOR LOT LINE ADJUSTMENT NO. 08-310-13, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA RECORDED MAY 29, 2009 AS INSTRUMENT NO 20090529-00087845-0 OF OFFICIAL RECORDS BEING A PORTION OF EL RIO DRIVE AS DESCRIBED IN THE QUITCLAIM DEED RECORDED OCTOBER 29, 2007 AS INSTRUMENT NO. 20071029-00201173-0 OF OFFICIAL RECORDS.

APN: 132-0-311-085 AND 132-0-311-095

PARCEL E:

LOT 2 OF CERTIFICATE OF APPROVAL FOR LOT LINE ADJUSTMENT NO. 14-310-003 RECORDED DECEMBER 08, 2014 AS INSTRUMENT NO. 20141208-00153552-0 OF OFFICIAL RECORDS, BEING PORTIONS OF LOTS 9, 10, 13, 14, 15 AND MOONLIGHT PARK AVENUE, FORMERLY MOSS LANDING BOULEVARD OF TRACT 5352-1 IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA AS SHOWN ON MAP RECORDED IN BOOK 150, PAGES 76 THROUGH 92, INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO BEING A PORTION

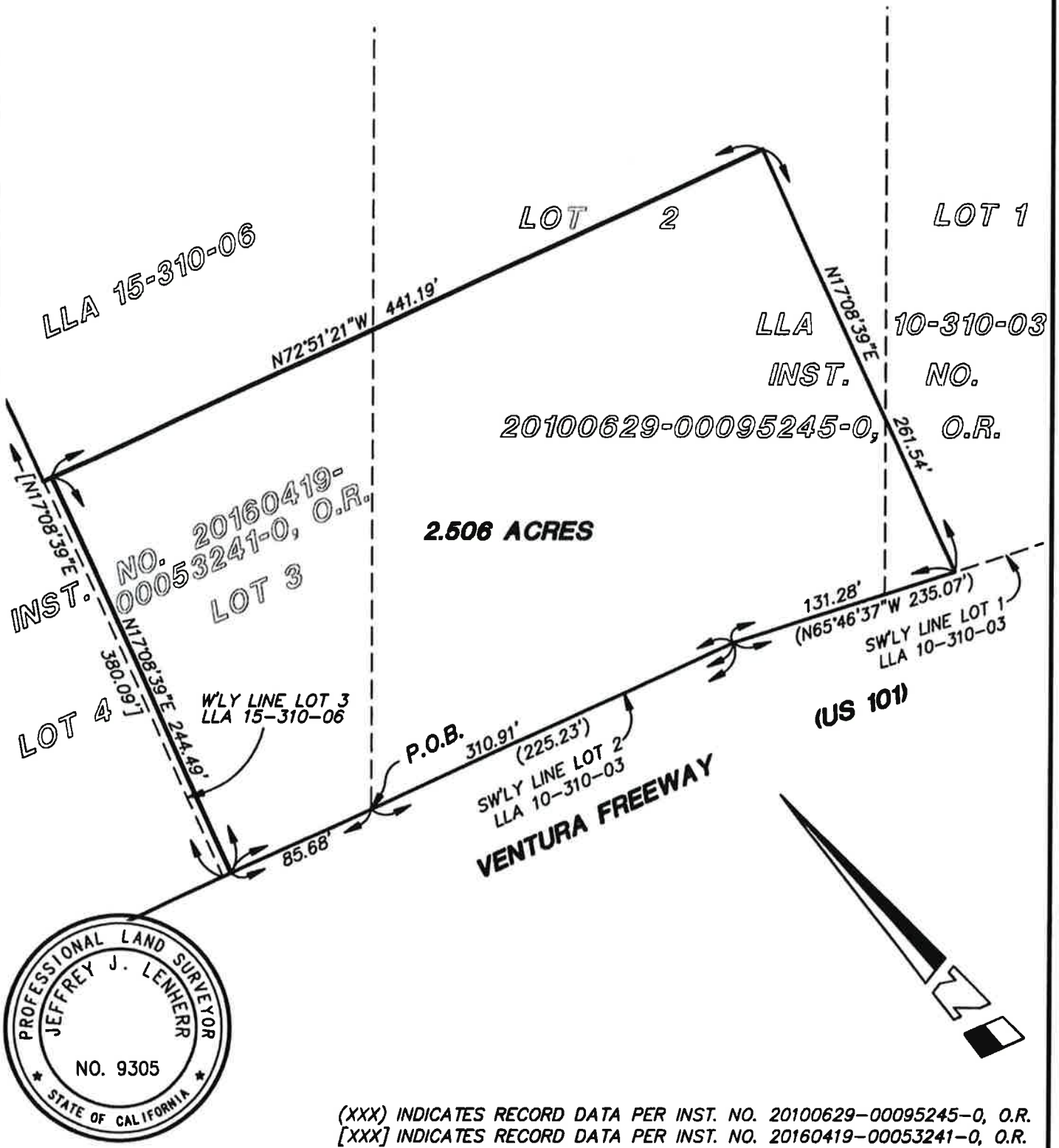
OF EL RIO DRIVE AND A PORTION OF OXNARD BOULEVARD AS DESCRIBED IN THE QUITCLAIM DEED RECORDED OCTOBER 29, 2007 AS INSTRUMENT NO. 20071029-00201173-0 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL OILS, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, WITHOUT, HOWEVER, THE RIGHT OF SURFACE ENTRY TO A DEPTH OF 500 FEET BELOW THE SURFACE AND SUBSURFACE AS RESERVED IN DEEDS RECORDED JUNE 16, 1954 IN BOOK 1209, PAGE 182; DECEMBER 21, 1954 IN BOOK 1252, PAGE 429; BOOK 4723, PAGE 472 AND DECEMBER 3, 1986 AS INSTRUMENT NOS. 86-175822, 86-175823, 86-175824, 86-175827 AND 86-175828 ALL OF OFFICIAL RECORDS.

APN: ALL OF 132-0-311-015 AND PORTION OF 132-0-311-175

PARCEL F:

NONEXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AND PARKING PURSUANT TO THAT CERTAIN OPERATION AND EASEMENT AGREEMENT BY AND BETWEEN TARGET CORPORATION, A MINNESOTA CORPORATION AND RIVERPARK COLLECTION, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED JUNE 30, 2010 AND RECORDED ON JULY 02, 2010 AS INSTRUMENT NO. 20100702-00097705-0 OF OFFICIAL RECORDS.



(XXX) INDICATES RECORD DATA PER INST. NO. 20100629-00095245-0, O.R.
[XXX] INDICATES RECORD DATA PER INST. NO. 20160419-00053241-0, O.R.

HUITT-ZOLLARS
Huitt-Zollars, Inc. Irvine
2603 Main Street, Suite 400, Irvine, CA 92614
Phone (949) 988-5815 Fax (949) 988-5820

APPROVED BY Jeffrey J. Lenherr 5/1/17

SKETCH TO ACCOMPANY
A LEGAL DESCRIPTION

EXHIBIT 'B'
DECLARATION OF
RESTRICTIVE COVENANT

SCALE	1"=80'
DRAWN BY	CR
CHECKED BY	JJL
DATE	5/1/2017
JOB NO.	R300668.01

Q:\R300668.01\CADD\MAPPING\DWG\EX\300668JEX10.DWG

EXHIBIT A-5

SUNFLOWER'S PROPERTY

(attached)

HUITT-ZOLLARS

HUITT-ZOLLARS, INC • 2603 Main Street • Suite 400 • Irvine, CA 92614-4250 • 949 988 5815 phone • 949 988 5820 fax • huitt-zollars.com

R300668.01
05-01-17

EXHIBIT "A"
LEGAL DESCRIPTION

Those portions of Lots 1 and 2 of Lot Line Adjustment LLA 10-310-03, in the City of Oxnard, County of Ventura, State of California, recorded on June 29, 2010 as Instrument No. 20100629-00095245-0 of Official Records, in the office of the County Recorder of said County, together with a portion of Lot 3 of Lot Line Adjustment LLA 15-310-06, in said City of Oxnard, recorded April 19, 2016 as Instrument No. 20160419-00053241-0 of said Official Records, described as follows:

Beginning at the most Westerly corner of said Lot 2 of said Lot Line Adjustment LLA 10-310-03; thence along the Southwesterly lines of said Lots 1 and 2, the following two (2) courses: South 72°41'45" East 225.23 feet and South 65°46'37" East 131.28 feet; thence leaving said Southwesterly line of said Lot 1 North 17°08'39" East 261.54 feet; thence North 72°51'21" West 441.19 feet; thence South 17°08'39" West 244.49 feet to the Southwesterly line of said Lot 3 of Lot Line Adjustment LLA 15-310-06; thence along said Southwesterly line of said Lot 3 South 72°41'45" East 85.68 feet to the point of beginning.

Containing an area of 2.506 acres, more or less.

Subject to covenants, conditions, reservations, restrictions, rights-of-way and easements, if any, of record.

All as shown on Exhibit "B" attached hereto and by this reference made a part hereof.

JEFFREY J. LENHERR, PLS 9305

PROFESSIONAL LAND SURVEYOR
JEFFREY J. LENHERR
NO. 9305
STATE OF CALIFORNIA

EXHIBIT B

LIST OF EXEMPTED OR MODIFIED FEES
UNDER DEVELOPMENT AGREEMENT

(attached)

FEE ASSUMPTIONS FOR RESIDENTIAL USE -- USING CITY OF OXNARD FEES HANDOUT DATED SEPT 24, 2018		
PLANNING FEES		
Traffic Impact Fees - 2018 Fee Handout	LOCK 2018	P. 27 $4745 per unit p. 26 Oxnard City fees
Air Quality Fee -- 2108 Fee Handout	LOCK 2018	P. 29 Air Quality 2018 from City of Oxnard.
Sewer Treatment Fee -- 2018 Fee Handout	LOCK 2018 & CREDIT	DA Section 5.5 - Exempt through end of DA term
Water System Connection Fee	LOCK 2018	P. 24 Based on meter size
Storm Drainage Fees	WAIVED	DA Section 5.4 - Exempt through end of DA term
Growth Development Fee	LOCK 2018 & CREDIT	DA Section 6.0 - Exempt through end of DA term
Parks Acquisition & Development Tax	WAIVED	DA Amendment No 5, Section 3 (ii) Exempt through end of DA term
General Plan Maintenance Fee	LOCK 2018	P. 30 0.24% of Building permit valuation.
OTHER PLANNING FEES		
Undergrounding of Utility Lines	N/A	P. 29 Lines are already underground.
Quimby	WAIVED	DA Section 9.0 - Exempt through end of DA term
Public Art Program	CREDIT	DA Approval - Collection provided over $2 million in public art
Affordable Housing Fees		Including Affordable Units in Project otherwise $7,735 per unit
Mobility Fee	CREDIT	DA Amendment No 5, Section 3 (ii) Exempt through end of DA term
Rio School District Fees (letter on file at City)		DA Section 7.0 - Exempt through end of DA term
Oxnard Union High School Fee	$ 1.42	Pursuant to School Facilities Mitigation Agreement Between The Rio School District, Riverpark A, LLC and Riverpark B, LLC (10/15/2002) -- RENTABLE SF

FEE ASSUMPTIONS FOR RESIDENTIAL USE -- USING CITY OF OXNARD FEES HANDOUT DATED SEPT 24, 2018		
PLANNING FEES		
Traffic Impact Fees - 2018 Fee Handout	LOCK 2018	P. 27 $4745 per unit p. 26 Oxnard City fees
Air Quality Fee -- 2108 Fee Handout	LOCK 2018	P. 29 Air Quality 2018 from City of Oxnard.
Sewer Treatment Fee -- 2018 Fee Handout	LOCK 2018 & CREDIT	DA Section 5.5 - Exempt through end of DA term
Water System Connection Fee	LOCK 2018	P. 24 Based on meter size
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General Plan Maintenance Fee	LOCK 2018	P. 30 0.24% of Building permit valuation.
OTHER PLANNING FEES		
Undergrounding of Utility Lines	N/A	P. 29 Lines are already underground.
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FEE ASSUMPTIONS FOR RESIDENTIAL USE -- USING CITY OF OXNARD FEES HANDOUT DATED SEPT 24, 2018		
PLANNING FEES		
Traffic Impact Fees - 2018 Fee Handout	LOCK 2018	P. 27 $4745 per unit p. 26 Oxnard City fees
Air Quality Fee -- 2108 Fee Handout	LOCK 2018	P. 29 Air Quality 2018 from City of Oxnard.
Sewer Treatment Fee -- 2018 Fee Handout	LOCK 2018 & CREDIT	DA Section 5.5 - Exempt through end of DA term
Water System Connection Fee	LOCK 2018	P. 24 Based on meter size
Storm Drainage Fees	WAIVED	DA Section 5.4 - Exempt through end of DA term
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FEE ASSUMPTIONS FOR RESIDENTIAL USE -- USING CITY OF OXNARD FEES HANDOUT DATED SEPT 24, 2018		
PLANNING FEES		
Traffic Impact Fees - 2018 Fee Handout	LOCK 2018	P. 27 $4745 per unit p. 26 Oxnard City fees
Air Quality Fee -- 2108 Fee Handout	LOCK 2018	P. 29 Air Quality 2018 from City of Oxnard.
Sewer Treatment Fee -- 2018 Fee Handout	LOCK 2018 & CREDIT	DA Section 5.5 - Exempt through end of DA term
Water System Connection Fee	LOCK 2018	P. 24 Based on meter size
Storm Drainage Fees	WAIVED	DA Section 5.4 - Exempt through end of DA term
Growth Development Fee	LOCK 2018 & CREDIT	DA Section 6.0 - Exempt through end of DA term
Parks Acquisition & Development Tax	WAIVED	DA Amendment No 5, Section 3 (ii) Exempt through end of DA term
General Plan Maintenance Fee	LOCK 2018	P. 30 0.24% of Building permit valuation.
OTHER PLANNING FEES		
Undergrounding of Utility Lines	N/A	P. 29 Lines are already underground.
Quimby	WAIVED	DA Section 9.0 - Exempt through end of DA term
Public Art Program	CREDIT	DA Approval - Collection provided over $2 million in public art
Affordable Housing Fees		Including Affordable Units in Project otherwise $7,735 per unit
Mobility Fee	CREDIT	DA Amendment No 5, Section 3 (ii) Exempt through end of DA term
Rio School District Fees (letter on file at City)		DA Section 7.0 - Exempt through end of DA term
Oxnard Union High School Fee	$ 1.42	Pursuant to School Facilities Mitigation Agreement Between The Rio School District, Riverpark A, LLC and Riverpark B, LLC (10/15/2002) -- RENTABLE SF

D. Addendum No. 15 to the FEIR No. 00-03

Addendum No. 15

to the

River Park Project

Final Environmental Impact Report

State Clearinghouse No. 2000051046

PREPARED FOR:

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December 2021

TABLE OF CONTENTS

Section Page

1.0 Introduction 1.0-1

1.1 Purpose of an Addendum 1.0-1
1.2 Background 1.0-2

2.0 Project Description 2.0-1

2.1 Adopted RiverPark Specific Plan 2.0-1
2.2 Current Status of Development in RiverPark 2.0-4
2.3 Proposed Specific Plan Amendment 2.0-5

3.0 Impact Analysis 3.0-1

3.1 Land Use 3.0-1
3.2 Aesthetics 3.0-4
3.3 Earth Resources 3.0-7
3.4 Biological Resources 3.0-9
3.5 Water Resources 3.0-10
3.6 Transportation and Circulation 3.0-12
3.7 Agricultural Resources 3.0-19
3.8 Air Quality 3.0-20
3.9 Noise 3.0-28
3.10 Public Schools 3.0-30
3.11 Fire Protection 3.0-35
3.12 Police Protection 3.0-37
3.13 Parks and Recreation 3.0-39
3.14 Solid Waste Management 3.0-40
3.15 Library Services 3.0-43
3.16 Stormwater Drainage 3.0-44
3.17 Water Supply and Distribution 3.0-46
3.18 Wastewater Service 3.0-49
3.19 Energy 3.0-51
3.20 Cultural Resources 3.0-53
3.21 Hazards 3.0-54
3.22 Wildfire 3.0-55
3.23 Tribal Cultural Resources 3.0-56

Appendices

A Traffic Memos
B Air Emissions Calculations
C Energy

List of Figures

Figure		Page
1	Regional Location	1.0-3
2	Project Vicinity Map	1.0-4
3	Adopted Land Use Plan—Permitted Uses	2.0-2
4	Adopted Land Use Summary by Planning District	2.0-3
5	Proposed Land Use Plan—Permitted Uses	2.0-9
6	Proposed Land Use Summary by Planning District	2.0-10
7	Proposed Massing Diagram	3.0-6

List of Tables

Table		Page
1	Residential and Commercial Development Status by District	2.0-4
2	Proposed Specific Plan Amendment Land Use Summary	2.0-5
3	Proposed Land Use Changes by District	2.0-6
4	Average Household Size	2.0-12
5	Residential and Commercial Reductions Scenarios	2.0-13
6	Trip Generation Comparison for Adopted Specific Plan and Proposed Amendment	3.0-14
7	Intersection Operating Conditions Comparative Analysis Signalized Intersections	3.0-15
8	Development Scenario Comparative Summary – Trip Generation	3.0-16
9	Maximum Daily Unmitigated Operational Emissions	3.0-22
10	GHG Emission Comparisons	3.0-25
11	Rio School District Student Generation	3.0-32
12	Rio School District Classroom Capacities	3.0-32
13	Oxnard Union High School District Student Generation	3.0-33
14	Oxnard Union High School District Classroom Capacities	3.0-33
15	Construction Solid Waste Generation	3.0-41
16	Operational Solid Waste Generation	3.0-42
17	Estimated Water Demand	3.0-48
18	Estimated Wastewater Generation	3.0-50
19	Electricity Demand	3.0-52
20	Natural Gas Demand	3.0-53

1.0 INTRODUCTION

This is the fifteenth Addendum to the certified Final Environmental Impact Report (Final EIR) for the RiverPark Project. This introduction describes the background of the planning and environmental review process for the RiverPark Project and the purpose and organization of this Addendum with respect to analyzing the environmental impacts of a proposed amendment to the adopted Specific Plan.

1.1 PURPOSE OF AN ADDENDUM

When a Final EIR has been certified for a project, the California Environmental Quality Act (CEQA) and the State CEQA Guidelines define standards and the procedure for additional environmental review. Sections 15162–15164 of the State CEQA Guidelines define the standards for determining the level of additional environmental review required when an EIR has been certified for a project.

When it can be determined that neither the proposed changes to the project, changed circumstances, nor new information results in the identification of new significant impacts, or the substantial increase in the severity of significant impacts identified in the certified EIR, an Addendum to an EIR may be prepared. Public review of an Addendum is not required by CEQA. If new significant impacts or a substantial increase in the severity of significant impacts identified in the previous EIR would result, then preparation and circulation of a Subsequent or Supplemental EIR for additional public review is required.

This Addendum to the Final EIR for the RiverPark Project has been prepared because:

1. No substantial changes are proposed in the project that will require major revisions of the previous EIR due to the occurrence of new significant effects or a substantial increase in the severity of previously identified significant impacts;
2. No substantial changes in circumstances under which the project is undertaken will occur that will require major revisions of the previous EIR due to the occurrence of new significant environmental effects or a substantial increase in the severity of previously identified effects; and
3. No new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was prepared 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 that 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.

The analysis of the proposed Specific Plan Amendment in this Addendum supports the conclusion that neither the proposed changes to the amount and location of residential and commercial uses allowed by the Specific Plan or changes to the circumstances under which the RiverPark community will continue to develop will result in any new significant impacts nor any substantial increase in the severity of any of the significant impacts identified in the Final EIR. Additionally, no new information of substantial importance has been identified that indicates the Specific Plan Amendment as currently proposed would result in any new significant impacts nor any substantial increase in the severity of the significant impacts identified in the Final EIR.

This Addendum provides an update to the environmental information in the Final EIR, analysis of the impacts of the proposed Specific Plan Amendment and presents a comparison of the environmental impacts of this proposal with the impacts identified in the Final EIR.

This Addendum provides the following information for each environmental topic addressed in the original EIR: First, a summary of impacts identified in the Final EIR is provided. This is followed by an analysis of the proposed Specific Plan Amendment, and a comparison with the impacts identified in the Final EIR. This analysis includes, where applicable, discussion of the City's updated 2030 General Plan as well as other new City, State, or local plans and regulations, and.

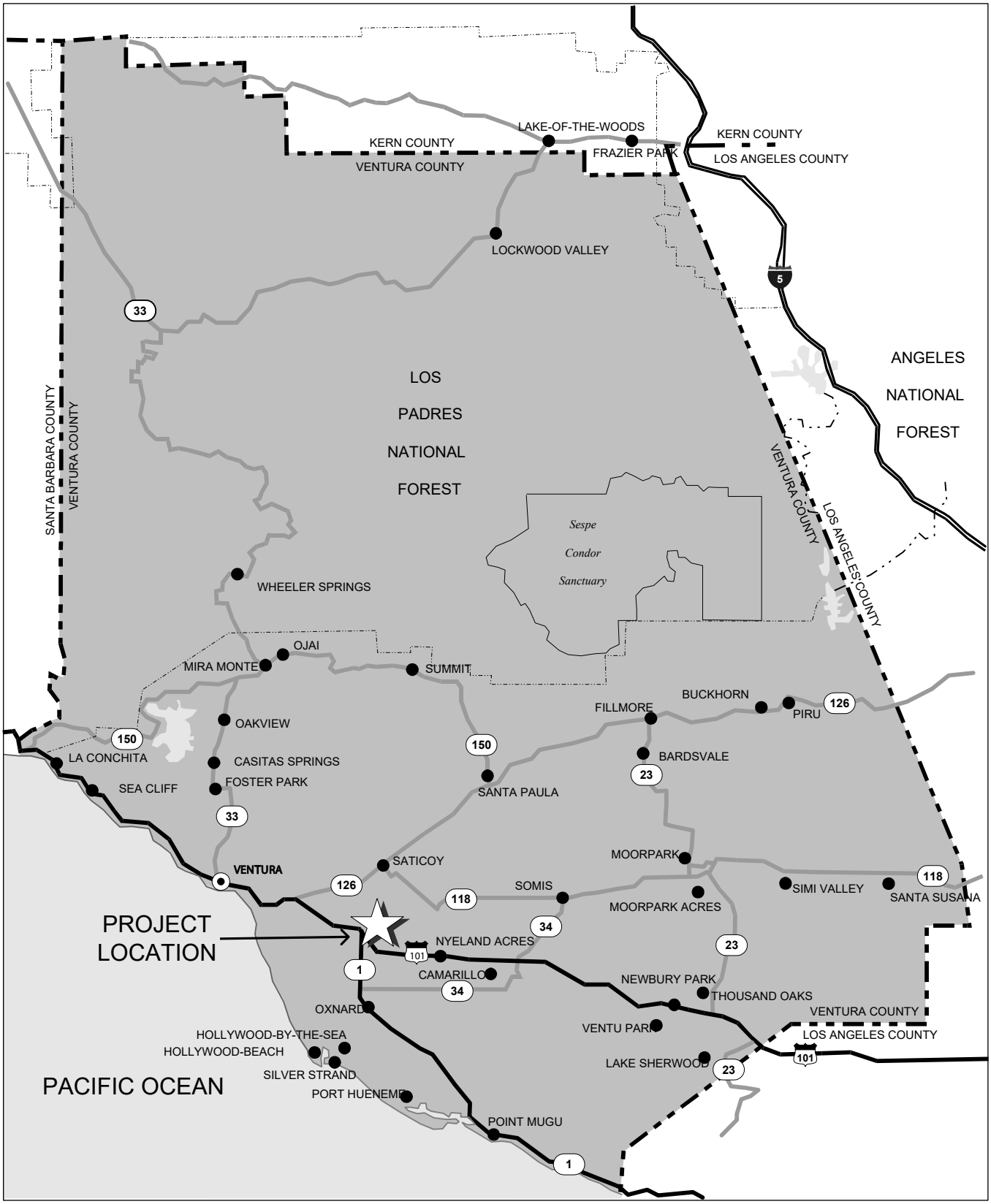
Following this introduction, the background of the RiverPark Specific Plan project is described. This background section is followed by a description of the proposed amendment to the Specific Plan. The environmental analysis follows the project description section.

1.2 BACKGROUND

RiverPark is an integrated mixed-use community of residences, commercial uses, parks, schools, civic uses, and supporting infrastructure. As shown in **Figure 1: Regional Location**, the 702-acre RiverPark Specific Plan Area is located immediately north of the Ventura Freeway (US 101) between the Santa Clara River and Vineyard Avenue (State Route 232) in Oxnard. **Figure 2: Project Vicinity Map** shows the boundaries of the RiverPark Specific Plan Area and its location in the City of Oxnard (City).

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 RiverPark Project EIR was prepared and certified by the City to meet the requirements for environmental review under CEQA.

The RiverPark Project EIR addressed a series of related discretionary actions that made up the Project, including a General Plan Amendment, adoption of the Specific Plan, and annexation of a portion of the site. In addition, the RiverPark Project EIR addressed several agreements related to the implementation of the 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 Specific Plan Area located within the City's Historic Enhancement and Revitalization of Oxnard (HERO) Redevelopment Project Area.



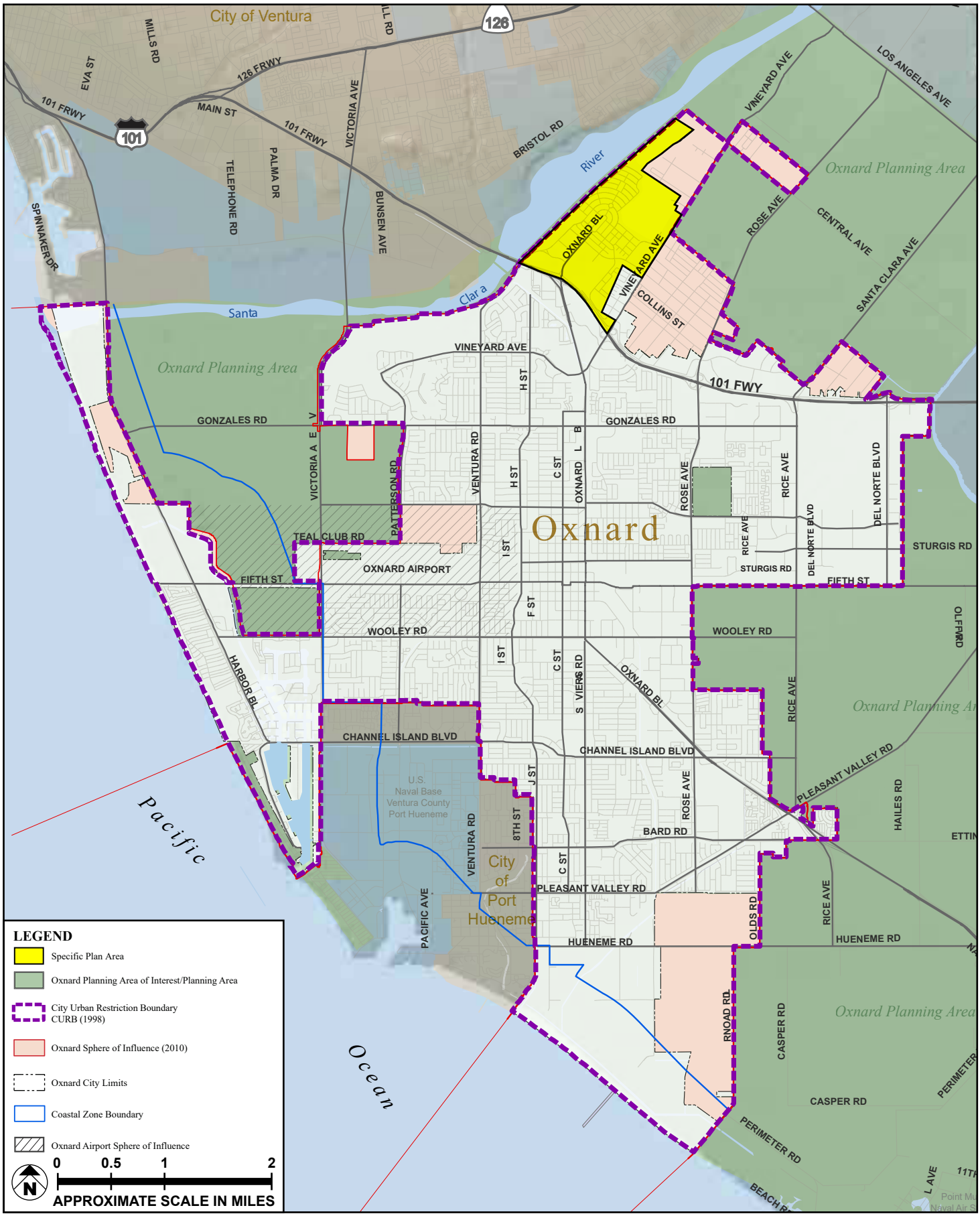
SOURCE: RiverPark Project, FEIR - June 2010

FIGURE **1**

Meridian Consultants

Regional Location

265-001-19



SOURCE: City of Oxnard Planning Department - March 2010

FIGURE **2**

Meridian Consultants

Project Vicinity Map

265-001-19

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

- **Addendum 1 – August 2002**: The RiverPark Project, as described and analyzed in the RiverPark 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:** This Addendum evaluated an amendment to include regulations for temporary uses.
- **Addendum 3 – January 2004:** This Addendum evaluated a minor amendment to the Specific Plan to change the land use designation on a small parcel from Open Space to Commercial.
- **Addendum 4 – November 2005**: The RiverPark Specific Plan, as described and analyzed in the RiverPark Final EIR, included a conceptual grading plan for the entire Specific Plan Area. This conceptual grading plan identified a total of 10 million cubic yards of cut and fill of earth materials 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 recompacting of soil at depths greater than the conceptual grading plan. As a result, soil needed to be imported to balance grading on the site. This Addendum assessed the environmental effects of importing of up to 600,000 cubic yards of soil.
- **Addendum 5 – June 2007**: This Addendum addressed an amendment to the Owner Participation Agreement to permit the hotel allowed in District C to be developed in 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 Specific Plan.
- **Addendum 6 – June 2007**: This Addendum 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**: This Addendum 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**: This Addendum 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 (Mixed Use/Office District) and Planning District F (Vineyards Neighborhood District).
- **Addendum 9 – February 2009**: This Addendum addressed a minor amendment to the RiverPark Specific Plan to one (1) freeway oriented sign, not to exceed 60 feet in height, in one of three designated locations in the main commercial district, Planning District D.
- **Addendum 10 – July 2009**: This Addendum evaluated the addition of an administrative office and maintenance facility for the City General Services Department in Planning District E as defined in the RiverPark Specific Plan.
- **Addendum 11 – January 2010:** This Addendum evaluated the impacts of the Ventura Road Utilities Project for the City Public Works Department, which proposed infrastructure improvements under Ventura Road between Gonzales Road and Vineyard Avenue.
- **Addendum 12 – June 2011:** This Addendum evaluated a proposed amendment to the uses allowed by the RiverPark Specific Plan in 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 13 – March 2011:** An amendment to the signage standards in Section 5.9.3.3 of the specific plan allowed three freeway-oriented monument signs up to 20 feet tall, in designated locations within District D as defined in the RiverPark Specific Plan. In addition, the specific plan amendment 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, which was incorporated into the specific plan. This Addendum and the amendment to the signage standards in the specific plan were prepared and approved during the period that Addendum 12 was still under preparation.
- **Addendum 14 – January 2016**: This Addendum evaluated an amendment to the RiverPark Specific Plan to transfer retail commercial development from District E to C, increase the amount of commercial development in District C, and allow a freeway oriented sign up to a maximum of 60 feet. The maximum amount of commercial development allowed by the RiverPark Specific Plan was not changed as a result of this amendment.

2.0 PROJECT DESCRIPTION

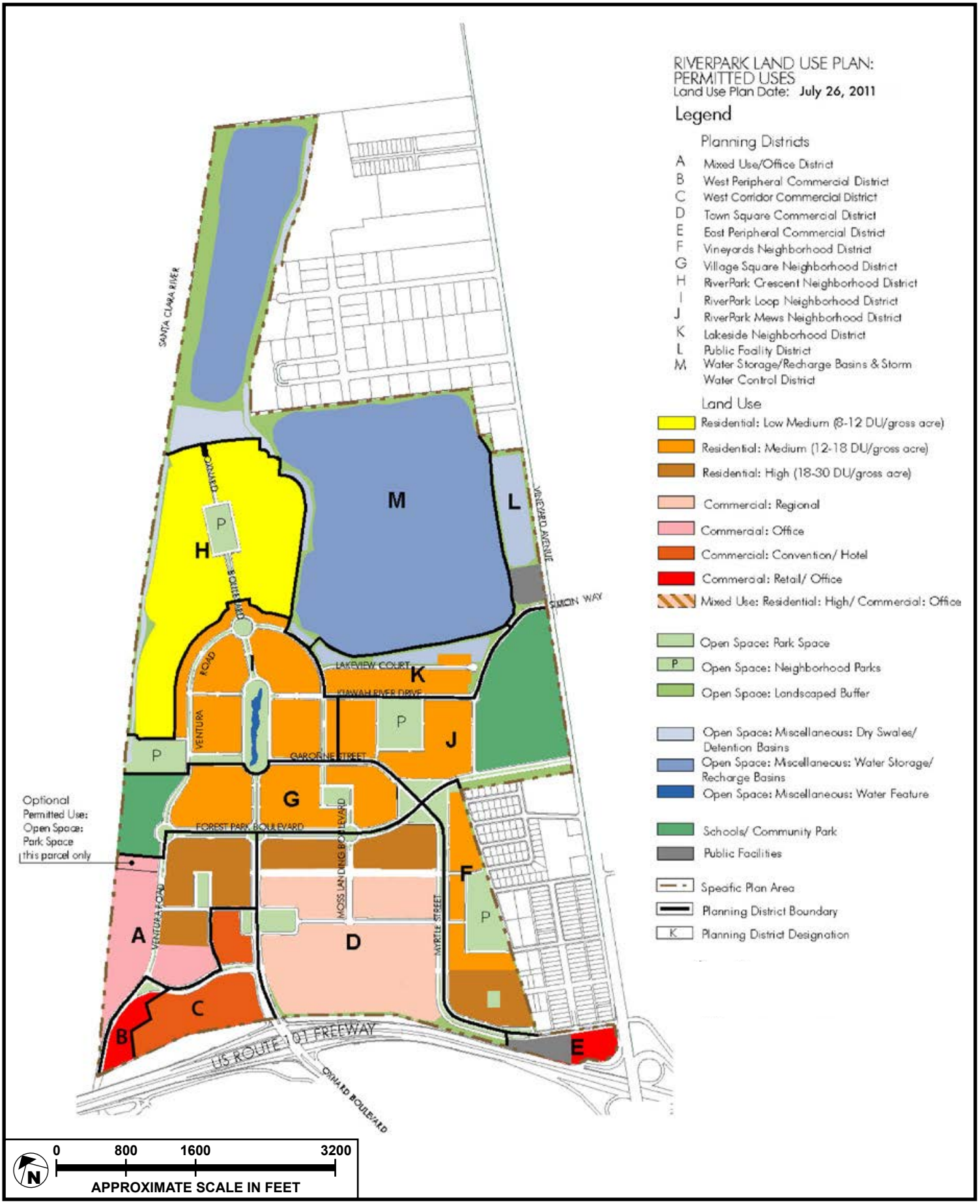
The proposed amendment to the RiverPark Specific Plan (Specific Plan Amendment) would provide an option to allow the development of an additional 1,025 multifamily residential units in three of the commercial mixed-use districts in the southern portion of the Specific Plan Area. If these additional residential units are developed, the amount of commercial development currently permitted by the Adopted Specific Plan in these Districts would be reduced by 562,000 square feet. The addition of a Residential: Very High land use category is also proposed to allow the development of the additional residential units. This new land use designation would be applied to three locations in Districts B, C, and D as defined in the RiverPark Specific Plan. This development of additional residential units could occur in any or all of these three districts under the proposed amendment. New development standards are also proposed for multifamily development that would be allowed by this category.

2.1 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. 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 physical design in creating communities in which people want to live, work, and shop. 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 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. **Figure 3: Adopted Land Use Plan—Permitted Uses** presents the Land Use Plan for the Specific Plan.

Figure 4: Adopted Land Use Summary by Planning District presents the land use summary by planning district, which describes the type and maximum intensity of allowed land uses. The Specific Plan established 13 planning districts to regulate the location and configuration of the planned land uses. Each planning district has a specific range of permitted and specially permitted land uses, densities, parking requirements, and other development standards. The RiverPark Specific Plan currently allows the development of up to 3,043 residential units and 2,098,000 square feet of commercial development.

The Specific Plan identified sites for two new elementary (K–5) schools and one new intermediate (6–8) school; new City and County of Ventura Fire Stations; and neighborhood parks and community open space. The Specific Plan also facilitated the reclamation of the existing mine pits located in the northern portion of the 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.



SOURCE: Di Cecco Architecture, Inc. – August 2012

FIGURE **3**

Meridian Consultants

Adopted Land Use Plan—Permitted Uses

093-001-15

Developer **RiverPark Legacy LLC**
SPA Consultants TALAMANTE / IMPACT SCIENCES / CRAIN & ASSOCIATES / DI CECCO ARCHITECTURE

RiverPark SPECIFIC PLAN EXHIBIT 2.J

LAND USE SUMMARY BY PLANNING DISTRICT

Revised per Errata to include development adjustments through 3/12/2012 and Minor Mod dated 3/13/12 / See notes at bottom of this page

Planning District	Land Use	Gross Acreage[1]	Max Commercial KSF Allowable for Each Planning District	Allowable Dwelling Unit Range For Each Planning District[7]
A	**Mixed Use/Office District**			
	MIXED USE *RESIDENTIAL: HIGH*[3]	21.1	20	317-440
	COMMERCIAL: OFFICE Parcels with existing offices	15.4	221	
	Remaining parcels designated Commercial: Office	9.3	200	
	COMMERCIAL:OFFICE/opt. OPEN SPACE:PARK SPACE	1.3	15	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES / DETENTION BASINS	0.4	NA	
	Subtotals Planning District A[10]	47.5	456	317-440
B	**West Peripheral Commercial District**			
	COMMERCIAL: REGIONAL	5.5	104	
	Subtotals Planning District B	**5.5**	**104**	**NA**
C	**West Corridor Commercial District**			
	COMMERCIAL: REGIONAL	24	206	
	COMMERCIAL: CONVENTION/HOTEL[9]		272	
	OPEN SPACE: PARK SPACE	0.6	NA	
	Subtotals Planning District C	**24.6**	**478**	**NA**
D	**Town Square Commercial District**			
	COMMERCIAL: REGIONAL (Retail/Entertainment)	68.2	904	
	VERTICAL MIXED USE OVERLAY			100-150
	RESIDENTIAL: HIGH[3]	15.0	0	220-300
	OPEN SPACE: PARK SPACE	3.5	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	0.8		
	OPEN SPACE: LANDSCAPE BUFFER	0.9	NA	
	Subtotals Planning District D	**88.4**	**904**	**320-450**
E	**East Peripheral Commercial District**			
	COMMERCIAL: REGIONAL	7.5	111	
	PUBLIC FACILITIES	1.4		
	Subtotals Planning District E	**8.9**	**111**	**NA**
F	**Vineyards Neighborhood District**			
	RESIDENTIAL: HIGH[3]	12.3	NA	140-310
	RESIDENTIAL: MEDIUM[3]	15.5	5[8]	150-172
	OPEN SPACE: PARK SPACE	2.1	NA	
	OPEN SPACE: NEIGHBORHOOD PARK	7.4		
	OPEN SPACE: LANDSCAPE BUFFER	0.6		
	Subtotals Planning District F	**37.9**	**5**	**290-482**
G	**Village Square Neighborhood District**			
	RESIDENTIAL: MEDIUM[3]	37.6	15[8]	325-425
	OPEN SPACE: PARK SPACE	2.8	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	1.2		
	SCHOOLS / COMMUNITY PARK[2,4,5]	11.4	NA	
	Subtotals Planning District G	**53.0**	**15**	**325-425**
H	**RiverPark Crescent Neighborhood District**			
	RESIDENTIAL: LOW MEDIUM	80.6	NA	450-492
	OPEN SPACE: NEIGHBORHOOD PARKS	3.3		
	Subtotals Planning District H	**83.9**	**0**	**450-492**
I	**RiverPark Loop Neighborhood District**			
	RESIDENTIAL: MEDIUM[3]	43.0	10[8]	375-510
	OPEN SPACE: PARK SPACE	6.6	NA	
	OPEN SPACE: NEIGHBORHOOD PARKS	5.8		
	OPEN SPACE: MISCELLANEOUS: WATER FEATURE	1.4		
	Subtotals Planning District I	**56.8**	**10**	**375-510**
J	**RiverPark Mews Neighborhood District**			
	RESIDENTIAL: MEDIUM[3]	21.0	10[8]	220-310
	OPEN SPACE: PARK SPACE	1.4	NA	
	OPEN SPACE: NEIGHBORHOOD PARKS	6.1		
	OPEN SPACE: LANDSCAPE BUFFER	2.5		
	SCHOOLS / COMMUNITY PARK[2,4,5]	30.4	NA	
	Subtotals Planning District J	**61.4**	**10**	**220-310**
K	**Lakeside Neighborhood District**			
	RESIDENTIAL: MEDIUM[3]	10.5	5[8]	70-98
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	8.0	NA	
	Subtotals Planning District K	**18.5**	**5**	**70-98**
L	**Public Facility District**			
	PUBLIC FACILITIES	2.5	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	11.1	NA	
	Subtotals Planning District L	**13.6**	**0**	**NA**
M	**Water Storage / Recharge Basins and Storm Water Control District**			
	OPEN SPACE: MISCELLANEOUS: WATER STORAGE / RECHARGE BASINS	168.6	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	19.3		
	OPEN SPACE: LANDSCAPE BUFFER	14.0	NA	
	Subtotals Planning District M	201.9	0	NA
	TOTALS FOR SPECIFIC PLAN AREA	Total acreage within Specific Plan Area: 701.9 acres Maximum dwelling units allowed within Specific Plan Area: 2,831 du Maximum commercial KSF allowed within Specific Plan Area: 2.098 ksf		

[1] Gross acreage is measured to centerline of bounding streets and / or to the Project Boundary
[2] Net school site area in Planning District J = 27.3 acres: Net school site area in Planning District G = 10.0 Acres
[3] Vertical Mixed Uses and / or Live/Work units are permitted in portions of this District as defined in Specific Plan Sections 2, 3, 4 and Exhibit 2.C
[4] Specially Permitted Uses are allowed in portions of this area as defined in Specific Plan Section2 (Land Use)
[5] Specially Permitted Land Uses for sites designated for Schools/Community Park land use can only be applied for after the Rio School District submits a letter indicating that it does not want to purchase or utilize the land.
[6] Allocation of residential units among Planning Districts is subject to ongoing monitoring by the Master Developer. Total dwelling units cannot exceed 2,831 units
[7] Density range provides flexibility in allocating residential units within and between Planning Districts. Lower range is a suggested minimum.
Upper end of range is regulated through monitoring by Master Developer per note 6 to assure that the total dwelling units within RiverPark does not exceed 2,831
[8] Ground Level Commercial and/or Live/Work use
Refer to Specific Plan Sections 2, 3, and 4 for detailed descriptions of Permitted and Specially Permitted land uses and development standards. This Land Use Summary (Exhibit 2.J) and Exhibits 2.B and 2.C indicate Permitted (by right) uses only. See Section 2 and Exhibit 2.D for Specially Permitted Uses.
[9] Convention Hotel number of rooms is 320 with corresponding 272k sf
[10] Subtotals reflect Development Option A, chosen per page 4.5 of the Specific Plan

SOURCE: Di Cecco Architecture, Inc. – August 2012

FIGURE **4**

Meridian Consultants

Adopted Land Use Summary by Planning District

265-001-19

2.2 CURRENT STATUS OF DEVELOPMENT IN RIVERPARK

Development of the RiverPark Community began in May 2004. As shown in **Table 1: Residential and Commercial Development Status by District**, the current Specific Plan, as amended in June 2012, allows development of up to 3,043 residential units and 2,098,000 square feet of commercial space in Districts A-M as defined in the approved Specific Plan. The amount of residential and commercial development approved and built in each district is shown below in **Table 1**.

Table 1
Residential and Commercial Development Status by District

	Permitted by Approved Specific Plan	Approved and Built to date	Amount of Remaining Development Permitted	Permitted by Approved Specific Plan	Approved and Built to date	Amount of Remaining Development Permitted
District	**Commercial (sq ft.)**			**Residential (units)**		
A	456,000	356,483	99,517	440	400	40
B	104,000	0	104,000	0	0	0
C	478,000	257,733	220,267	0	0	0
D	904,000	812,060	91,940	512	512	0
E	111,000	21,066	89,934	0	0	0
F	5,000	0	5,000	468	468	0
G	15,000	0	15,000	415	415	0
H	0	0	0	486	486	0
I	10,000	0	10,000	477	477	0
J	10,000	0	10,000	158	158	0
K	5,000	0	5,000	87	87	0
L	0	0	0	0	0	0
M	0	0	0	0	0	0
Total	**2,098,000**	**1,447,342**	**650,658**	**3,043**	**3,003**	**40**

Source: Meridian Consultants, LLC., 2021

Of the 3,043 residential units permitted by the approved Specific Plan, 3,003 units have been approved and built, including 447 affordable housing units. As shown in **Table 1**, the approved Specific Plan permits the development of 40 additional units in District A**.** At the time the Specific Plan was adopted, there was 421,000 square feet of existing commercial office space within Planning District A. When this existing office space is added to the amount of commercial space permitted Specific Plan as adopted, the total amount of commercial space developed within the Specific Plan Area is 1,447,342 square feet. Since approval of the RiverPark Specific Plan, commercial development has occurred in Districts A, B, D and E. The approved Specific Plan permits the development of an additional 650,658 square feet of commercial uses in Districts A, B, C, D, F, G, I, J and K as shown in **Table 1**.

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 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
- Central Park
- Windrow Park
- Phase 1 Water Recharge Basin Trail System
- Commons Green

- Crescent Park
- Town Square
- Children's Park
- Santa Clara River Trail Phase 2
- Phase 3 Recharge Basin Trail

2.3 PROPOSED SPECIFIC PLAN AMENDMENT

The RiverPark Specific Plan regulates the amount of commercial and residential development permitted in each District with an overall control on the total amount of commercial and residential development. The Adopted Specific Plan currently allows development of up to 2,098,000 square feet of commercial space and 3,043 residential units.

The Specific Plan Amendment would add the option for additional residential development in Districts B, C and D of the Specific Plan. If the option for additional residential development is not exercised the approved commercial development option can be chosen. If the proposed residential development option is chosen for each District, the amount of commercial development allowed under the Specific Plan would be reduced in accordance with **Table 5**: **Residential Option Development Scenarios**, below. As the intent of the Specific Plan Amendment is to add the option for additional residential development, this Addendum analyzes the potential environmental effects associated with implementation of the proposed residential option in Districts B, C and D.

The Specific Plan Amendment would include adjustments to the amount of commercial and residential development in each Planning District with the residential option chosen. The total amount of commercial development allowed would be reduced by up to 562,000 square feet to 1,536,000 square feet and the maximum number of dwelling units would be increased by 1,025 units to 4,068 units as shown below in **Table 2: Proposed Specific Plan Amendment Land Use Summary**.

Table 2
Proposed Specific Plan Amendment
Land Use Summary

	Maximum Commercial Development (sq. ft.)	Maximum Residential Development (units)
Adopted Specific Plan	2,098,000	3,043
Proposed Specific Plan Amendment	1,536,000	4,068
Change	-562,000	+1,025

The change in the proposed amount of residential and commercial development by district with the residential option selected is shown in **Table 3: Proposed Land Use Changes by District**.

Table 3
Proposed Land Use Changes by District

Planning District	Criteria	Adopted Specific Plan	Proposed Specific Plan Amendment	Difference (Adopted - Proposed)
A	Size (acres)	47.5	47.5	0
	Commercial (ksf)	456	456	0
	Residential (units)	440	440	0
B	Size (acres)	5.5	5.5	0
	Commercial (ksf)	104	104	0
	Residential (units)	0	333	333
C	Size (acres)	24.6	24.6	0
	Commercial (ksf)	478	478	0
	Residential (units)	0	280	280
D	Size (acres)	88.4	88.4	0
	Commercial (ksf)	904	949	(45)
	Residential (units)	662	924	262
E	Size (acres)	8.9	8.9	0
	Commercial (ksf)	111	110	(1)
	Residential (units)	0	0	0
F	Size (acres)	37.9	37.9	0
	Commercial (ksf)	5	0	(5)
	Residential (units)	482	482	0
G	Size (acres)	53.0	53.0	0
	Commercial (ksf)	15	0	(15)
	Residential (units)	425	425	0
H	Size (acres)	83.9	83.9	0
	Commercial (ksf)	0	0	0
	Residential (units)	492	492	0
I	Size (acres)	56.8	56.8	0
	Commercial (ksf)	10	0	(10)
	Residential (units)	510	510	0
J	Size (acres)	61.4	61.4	0
	Commercial (ksf)	10	0	(10)
	Residential (units)	310	-310	0
K	Size (acres)	18.5	18.5	0
	Commercial (ksf)	5	0	(5)
	Residential (units)	98	98	0
L	Size (acres)	13.6	13.6	0
	Commercial (ksf)	0	0	0
	Residential (units)	0	0	0
M	Size (acres)	201.9	201.9	0
	Commercial (ksf)	0	0	0
	Residential (units)	0	0	0

Source: Meridian Consultants, LLC. 2021
Notes: ksf = thousand square feet

With the residential options chosen, the additional multifamily residential units would be permitted in three mixed use commercial districts defined in the Specific Plan: (1) District B, the West Peripheral Commercial District; (2) District C, the West Corridor Commercial District; and (3) District D, the Town Center Commercial District as shown in **Figure 5: Proposed Land Use Plan—Permitted Uses**.

The RiverPark Specific Plan currently defines three categories of permitted residential land uses:

- Residential: Low-Medium (densities between 8 and 12 dwelling units per gross acre)[1]
- Residential: Medium (densities between 12 and 18 dwelling units per gross acre)
- Residential: High (densities between 18 and 30 dwelling units per gross acre)

The proposed amendment would add a fourth residential land use category:

- Residential: Very High (densities between 30 and 80 dwelling units per gross acre)

This category would be applied to District B, the portion of District C located west of Oxnard Boulevard and north of Town Center Drive, and the portion of District D located west of Myrtle Street and east of Moss Landing Boulevard, as shown in **Figure 6: Proposed Land Use Summary by Planning District.**

The proposed Specific Plan Amendment would limit the total number of additional residential units to 1,025 units. Additionally, the proposed Specific Plan Amendment would limit the type of these additional units as follows: Studio Units – 108, One Bedroom Units – 504, Two Bedroom Units – 363, and Three Bedroom Units – 50. The Specific Plan will require that 15 percent of the 1,025 additional units that would be allowed by the proposed amendment to the Specific Plan to include 5 percent Very Low Income, 5 percent Low Income and 5 percent Moderate Income Units.

District A, the Mixed Use/Office District, includes 47.5 acres located west of Ventura Road in the southwest corner of the Specific Plan Area. Development of up to 440 residential units, 35,000 square feet of retail commercial development and 421,000 square feet of office space is permitted in this District by the approved Specific Plan. As shown in **Table 1**, 356,483 square feet of commercial development has been approved and developed in District A with 99,517 square feet of additional commercial development allowed. 400 residential units have been developed in District A. The approved Specific Plan allows an additional 40 residential units in District A. The approved Specific Plan permitted options for both commercial and residential development in this district. District B, the West Peripheral Commercial District, includes 5.5 acres located on Ventura Road in the southwest corner of the Specific Plan Area. Development of up to 104,000 square feet of commercial development is currently allowed in this District. The proposed amendment would add the alternative residential option of developing up to 333 multifamily units. This would allow for the development of either 104,000 square feet of commercial development in this District or up to 333 multifamily units, but not both. The Specific Plan Amendment

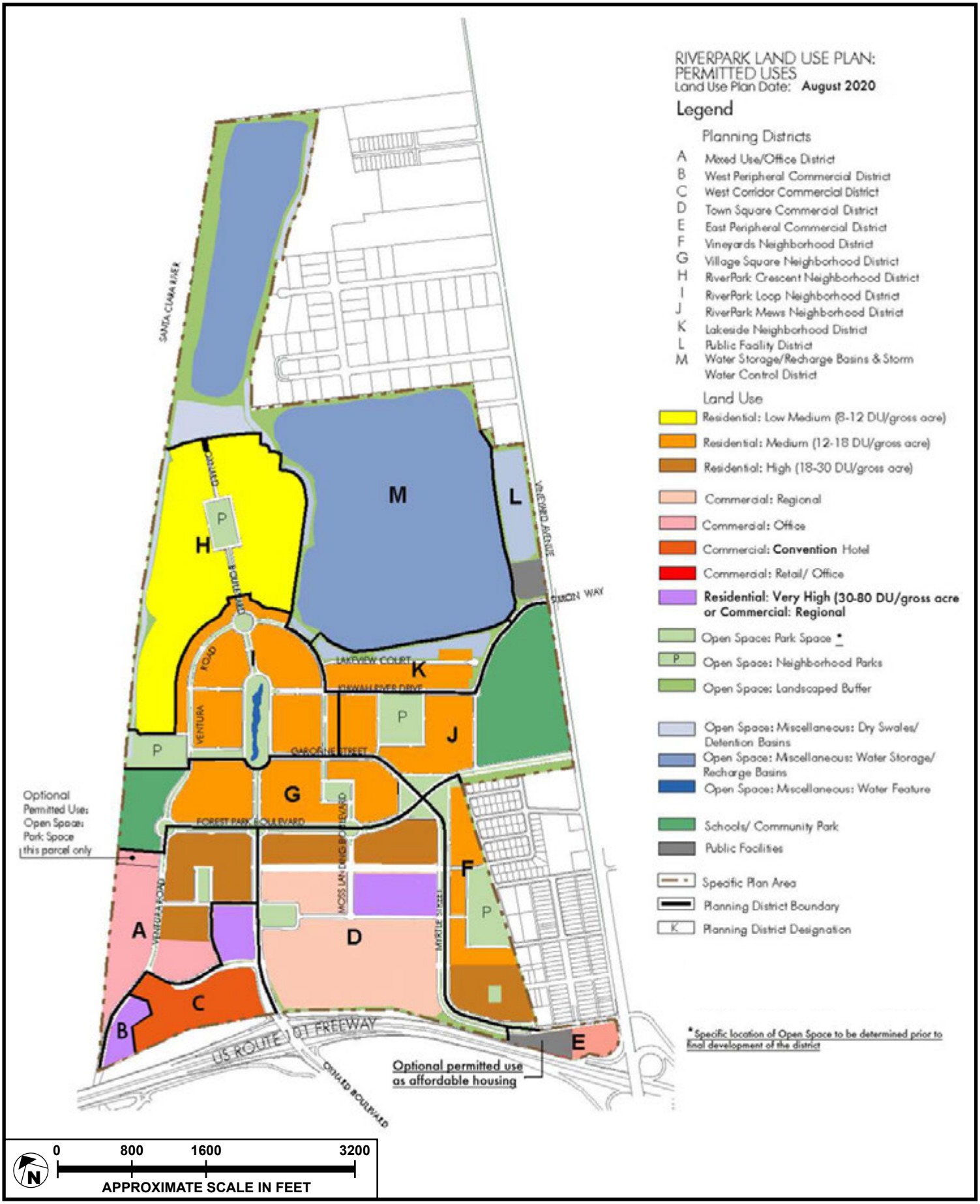
1 Density range provides flexibility in allocating residential units within and between Planning Districts. Lower range is a suggested minimum.

would modify the northeastern boundary of District B which would relocate the gas station, which has been approved but not yet built, within District C.

District C, the West Corridor Commercial District, includes 24.6 acres located west of Oxnard Boulevard and south of Town Center Drive. Development of up to 478,000 square feet of commercial development, including regional commercial uses and a hotel is currently allowed in this District. The proposed amendment would add the option of developing up to 280 multifamily units in this District and concurrently reduce the amount of commercial development allowed by 157,000 square feet. The amount of remaining commercial square footage allowed would be reduced to 63,267 square feet. As described above, the Specific Plan Amendment would modify the District B boundary at the northeast corner which would relocate the gas station within the northwest portion of District C.

The Specific Plan Amendment would also allow the option to increase residential development in District D. District D, the Town Square Commercial District, is the primary commercial district in RiverPark and includes 88.4 acres located between Oxnard Boulevard, the Ventura Freeway (U.S. Route 101), and Myrtle Street. Development of up to 904,000 square feet of retail and entertainment commercial space and 512 residential units is currently allowed in this District. The residential development option under the proposed amendment would allow an increase of the maximum number of residential units allowed in this District to 924 residential units, consisting of up to 412 Residential: Very High units in a portion of this District currently developed as a surface parking lot. If the residential development option is selected, the existing surface parking lot would be demolished to accommodate new development. As shown in **Table 1**, the current amount of commercial development built and approved to date is 812,060 square feet with 91,940 square feet remaining. If the residential development option is chosen under the proposed amendment, commercial square footage would be capped at its current build out and no further commercial development would be allowed in District D.

District E, the East Peripheral Commercial District, includes 8.9 acres located south of Myrtle Street (RiverPark Boulevard) at the eastern edge of the Specific Plan Area. The Specific Plan currently allows the development of up to 111,000 square feet of retail commercial development in this District. As shown in **Table 1**, the current amount of commercial development built and approved to date is 21,066 square feet with 89,934 square feet remaining.



SOURCE: Di Cecco Architecture, Inc. – 2021

FIGURE **5**

Meridian Consultants

Proposed Land Use Plan—Permitted Uses

265-001-19

Developer RiverPark Legacy LLC
SPA MERIDIAN CONSULTANTS / GIBSON
Consultants TRANSPORTATION / DI CECCO ARCHITECTURE

RiverPark SPECIFIC PLAN EXHIBIT 2.J 10/7/21

LAND USE SUMMARY BY PLANNING DISTRICT

Revised per Errata to include development adjustments through 3/12/2012 and Minor Mod dated 3/13/12 / See notes at bottom of this page

Planning District	Land Use	Gross Acreage[1]	Max Commercial KSF Allowable for Each Planning District	Allowable Dwelling Unit Range For Each Planning District[7]
A	**Mixed Use/Office District**			
	MIXED USE RESIDENTIAL: HIGH[3]	21.1	0	317-440
	COMMERCIAL: OFFICE Parcels with existing offices	15.4	115	
	Remaining parcels designated Commercial: Office	9.3	341	
	COMMERCIAL:OFFICE/opt. OPEN SPACE:PARK SPACE	1.3	0	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES / DETENTION BASINS	0.4	NA	
	Subtotals Planning District A [10]	47.5	456	317-440
B	**West Peripheral Commercial District**			
	option: COMMERCIAL: REGIONAL [11]	5.5	104	
	option: RESIDENTIAL: VERY HIGH [11]			300-333
	Subtotals Planning District B	5.5	104	300-333
C	**West Corridor Commercial District**			
	COMMERCIAL: REGIONAL	24	120	
	COMMERCIAL: HOTEL [9]		158	
	option: COMMERCIAL: REGIONAL [11]		200	
	option: RESIDENTIAL: VERY HIGH [11]			250-280
	OPEN SPACE: PARK SPACE	0.6	NA	
	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 [11]		137	
	option: RESIDENTIAL: VERY HIGH [11]			380-412
	RESIDENTIAL: HIGH[3]	15.0	0	220-512
	OPEN SPACE: PARK SPACE	3.5	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	0.8		
	OPEN SPACE: LANDSCAPE BUFFER	0.9	NA	
	Subtotals Planning District D	88.4	949	600-924
E	**East Peripheral Commercial District**			
	COMMERCIAL: REGIONAL	7.5	110	
	PUBLIC FACILITIES	1.4	NA	
	Subtotals Planning District E	8.9	110	NA
F	**Vineyards Neighborhood District**			
	RESIDENTIAL: HIGH[3]	12.3	NA	140-310
	RESIDENTIAL: MEDIUM[3]	15.5	0 [8]	150-172
	OPEN SPACE: PARK SPACE	2.1	NA	
	OPEN SPACE: NEIGHBORHOOD PARK	7.4		
	OPEN SPACE: LANDSCAPE BUFFER	0.6		
	Subtotals Planning District F	37.9	0	290-482
G	**Village Square Neighborhood District**			
	RESIDENTIAL: MEDIUM[3]	37.6	0 [8]	325-425
	OPEN SPACE: PARK SPACE	2.8	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	1.2		
	SCHOOLS / COMMUNITY PARK[2,4,5]	11.4	NA	
	Subtotals Planning District G	53.0	0	325-425
H	**RiverPark Crescent Neighborhood District**			
	RESIDENTIAL: LOW MEDIUM	80.6	NA	450-492
	OPEN SPACE: NEIGHBORHOOD PARKS	3.3		
	Subtotals Planning District H	83.9	0	450-492
I	**RiverPark Loop Neighborhood District**			
	RESIDENTIAL: MEDIUM[3]	43.0	0 [8]	375-510
	OPEN SPACE: PARK SPACE	6.6	NA	
	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[3]	21.0	0 [8]	220-310
	OPEN SPACE: PARK SPACE	1.4	NA	
	OPEN SPACE: NEIGHBORHOOD PARKS	6.1		
	OPEN SPACE: LANDSCAPE BUFFER	2.5		
	SCHOOLS / COMMUNITY PARK[2,4,5]	30.4	NA	
	Subtotals Planning District J	61.4	0	220-310
K	**Lakeside Neighborhood District**			
	RESIDENTIAL: MEDIUM[3]	10.5	0 [8]	70-98
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	8.0	NA	
	Subtotals Planning District K	18.5	0	70-98
L	**Public Facility District**			
	PUBLIC FACILITIES	2.5	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	11.1	NA	
	Subtotals Planning District L	13.6	0	NA
M	**Water Storage / Recharge Basins and Storm Water Control District**			
	OPEN SPACE: MISCELLANEOUS: WATER STORAGE / RECHARGE BASINS	168.6	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	19.3		
	OPEN SPACE: LANDSCAPE BUFFER	14.0	NA	
	Subtotals Planning District M	201.9	0	NA
	TOTALS FOR SPECIFIC PLAN AREA	Total acreage within Specific Plan Area: 701.9 acres Maximum dwelling units allowed within Specific Plan Area: 4,068 du Maximum commercial KSF allowed within Specific Plan Area: 2.089 ksf		

[1] Gross acreage is measured to centerline of bounding streets and / or to the Project Boundary
[2] Net school site area in Planning District J = 27.3 acres: Net school site area in Planning District G = 10.0 Acres
[3] Vertical Mixed Uses and / or Live/Work units are permitted in portions of this District as defined in Specific Plan Sections 2, 3, 4 and Exhibit 2.C
[4] Specially Permitted Uses are allowed in portions of this area as defined in Specific Plan Section2 (Land Use)
[5] Specially Permitted Land Uses for sites designated for Schools/Community Park land use can only be applied for after the Rio School District submits a letter indicating that it does not want to purchase or utilize the land.
[6] Allocation of residential units among Planning Districts is subject to ongoing monitoring by the Master Developer. Total dwelling units cannot exceed 4,068 units
[7] Density range provides flexibility in allocating residential units within and between Planning Districts. Lower range is a suggested minimum. Upper end of range is regulated through monitoring by Master Developer per note 6 to assure that the total dwelling units within RiverPark does not exceed 4,068
[8] Ground Level Commercial and/or Live/Work use
Refer to Specific Plan Sections 2, 3, and 4 for detailed descriptions of Permitted and Specially Permitted land uses and development standards. This Land Use Summary (Exhibit 2.J) and Exhibits 2.B and 2.C indicate Permitted (by right) uses only. See Section 2 and Exhibit 2.D for Specially Permitted Uses.
[9] Hotel number of rooms is 320 total with corresponding 272k sf, decreased per SPA to 158k sf
[10] Subtotals reflect Development Option A, chosen per page 4.5 of the Specific Plan
[11] Commercial or residential development is allowed as options, but not both. Residential development is also regulated by 7.10.4

SOURCE: AC Martin Partners– 2021

FIGURE **6**

Meridian Consultants

Proposed Land Use Summary by Planning District

265-001-19

The proposed amendment would allow the option for an additional 1,025 residential units to be built in Districts B, C and D while reducing the allowed commercial development according to such selection. Section 4: Residential Master Plan in the RiverPark Specific Plan contains Residential Product Type Standards in Section 4.4. New development standards are proposed to regulate residential development in areas designated Residential: Very High. The Apartments—Urban. Standards are currently defined in the Specific Plan for six types of residential development:

- Large Lot Single-Family
- Small Lot Single-Family
- Cluster Single-Family
- Townhouses
- Commercial District Residential
- Apartments/Multifamily

The proposed Specific Plan Amendment would add standards for an additional type of residential development: Apartments – Urban that would apply to development on the three sites that would be designated Residential: Very High. Section 4, Residential Master Plan in the RiverPark Specific Plan contains Residential Product Type Standards in Section 4.4. New development standards are also proposed to regulate residential development in areas designated Residential: Very High. The standards for Apartments-Multifamily currently allow lot coverage up to 80 percent with 5-story buildings with a maximum height of 60 feet. The standards for Apartments-Urban would allow lot coverage up to 90 percent with 6-story buildings with a maximum height of 90 feet. Setbacks would be five feet on all sides allowing for denser development compared to setback standards for Apartments-Multifamily.

If the residential option in Districts B, C and D is implemented, the amount of commercial development within the Specific Plan would be reduced in accordance with **Table 5**, below.

To estimate the increase in population that would result from the proposed additional residential development for purposes of evaluating the potential for environmental impacts analysis of the occupancy characteristics for rental apartments in Riverpark was completed. To explore the demographics of the market for rental apartment units 2020 U.S. Census Redistricting Data was reviewed, the specific characteristics of the four rental apartment complexes in Riverpark were examined by looking at the type (studio, 1, 2 and 3 bedroom) mix of these apartment types in each apartment complex. There are 912 total units in the four existing apartment complexes in RiverPark containing 1,504 total bedrooms.

The total number of occupied units in the census data was 877, reflecting an occupancy rate of 96 percent (877 occupied housing units/912 total units). By taking the total population divided by the total number of occupied bedrooms (1,446 occupied bedrooms; 1,504 total bedrooms x 96 percent occupancy rate), the average number of residents per bedroom relationship was determined to be 1.18.

Based on the mix of units proposed, the average household size is estimated as 1.71 as shown in **Table 4: Average Household Size**. An average household size of 1.71 would result in a population estimate of 1,755 residents for the additional 1,488 bedrooms spread across Districts B, C, and D.

Table 4
Average Household Size

Unit Count	District B	District C	District D	Proposed
Studio	44	22	42	108
One Bedroom	167	136	201	504
Two Bedroom	112	106	145	363
Three Bedroom	10	16	24	50
Total	333	280	412	1,025
Total Occupied Households	333	280	412	1,025
Occupancy Rate	100%	100%	100%	100%
Total Bedrooms	465	418	605	1,488
Total Occupied Bedrooms	465	418	605	1,488
Total Population	549	493	714	1,755
People per Bedroom	1.18	1.18	1.18	1.18
People Per Occupied Unit	1.65	1.76	1.73	1.71

Source: RCLCO Real Estate Consulting, Occupancy Characteristics Memorandum, October 6, 2021.

2.3.1 Development Agreement

An extension of the RiverPark Development Agreement is being requested by Shea Properties to facilitate the completion of the commercial development in RiverPark, which has been delayed by both changes in retail commercial demands and the pandemic. The proposed amendments to the Specific Plan and Development Agreement would also add the option to allow residential development in the commercial districts.

The proposed 6th Amendment to the RiverPark Development Agreement and the 2nd Amendment to the Oxnard Development Company LLC Development Agreement address the following:

- Specific Plan and Development Agreement and subsequent Amendments remain in force per the terms and limitations unless revised by the proposed revisions
- Application of 2020 Development Impact Fees including limitations on Public Art Fees, Mobility Fee, and Park Development Fee

2.4 Residential Development Option

The proposed residential option would allow the development of additional residential units in Districts B, C and D. This option could be exercised in one, two or all three of these Districts. **Table 5** shows the amount of residential and commercial development that would occur with the residential option being exercised in one or more of B, C and D. The commercial development is permitted by the current Approved Specific Plan. As shown below, the maximum amount of change in the mix of land uses in these Districts would occur if the residential option was implemented in all three Districts as 1,025 additional residential units would be developed and the amount of commercial development in these Districts would be reduced by 562,457 square feet. The potential environmental effects of each of these scenarios is evaluated in this Addendum.

Table 5
Residential Option Development Scenarios

Scenario	Additional Residential Units	Reduction in Commercial Development
Districts B, C & D	1,025	-562,457
Districts B & C	613	-336,377
Districts C & D	692	-379,727
Districts B & D	745	-408,810
District B[a]	333	-182,730
District C[b]	280	-153,647
District D[c]	412	-226,080

Source: Meridian Consultants, LLC. 2021

3.0 IMPACT ANALYSIS

This analysis section includes separate subsections for each environmental topic addressed in the Final EIR and subsequent addendums. Each topical section first presents a summary of the information and conclusions of the analysis in the Final EIR subsequent addendums. 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 changes in land uses included in the proposed amendment. For each topic, a determination is also 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. The mitigation measures identified in the Final EIR and applicable, subsequent addendums, are also updated as needed to reflect the proposed changes to the project.

3.1 LAND USE

Summary of Analysis in the Final EIR and Subsequent Addendums

The consistency of the proposed RiverPark Specific Plan 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 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 to 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 RiverPark Project was also 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 addendums.

Analysis of Proposed Specific Plan Amendment

The proposed Specific Plan Amendment would allow the option to develop an additional 1,025 multifamily residential units and subsequently reduce the amount of commercial development permitted by 562,000 square feet and in three of the commercial mixed-use districts in the southern portion of the Specific Plan Area. The proposed Specific Plan Amendment would allow for a total of 1,536,000 square feet of commercial uses and 4,068 residential units within RiverPark. The addition of a Very High Residential: Very High land use category is also proposed to allow the development of the additional residential units. This new land use designation would be applied to three locations in Districts B, C, and D. The Specific Plan will require that 15 percent of the 1,025 additional units that would be allowed by the proposed amendment to the Specific Plan to include 5 percent Very Low Income, 5 percent Low Income and 5 percent Moderate Income Units. New development standards are also proposed for multifamily development that would be allowed by this category. These standards would allow multifamily buildings with up to 6-stories and a maximum height of 90 feet in the three locations in Districts B, C, and D that would be designated Residential: Very High or Commercial: Regional.

Since the original approval of the RiverPark Specific Plan the City adopted the 2030 General Plan. The 2030 General Plan has four major themes, one of which is to develop or reinvest within CURB with an "urban village" concept. The urban villages would incorporate private and public redevelopment, mixed land uses, affordable and workforce housing, and transit connectivity and are intended to be a key strategy for meeting greenhouse gas (GHG) emission reduction targets and implementing the Southern California Association of Governments regional Sustainable Community Strategy (SB 375). The Urban Village theme replaced Infill Area and Major Study Areas approach in the 2020 General Plan.

The 2030 General Plan defines Urban Villages as mixed use areas designed to encourage persons to live near their place of employment and/or support services. The integration of complementary land uses is intended to promote a pedestrian orientation to reduce trips and vehicle miles traveled and reduce greenhouse gas emissions.

RiverPark is located with the North Oxnard Transit Enhancement District (NOTED) Urban Village as defined in the 2030 General Plan. The NOTED area includes the area north of the Oxnard Blvd./Vineyard Avenue intersection generally between Ventura Road and Vineyard Avenue including the Esplanade shopping center, The Village Specific Plan, and the Riverpark Specific Plan. The NOTED area is designated as a "Catalyst" project by the California Department of Housing and Community Development as an example

of desirable mixing of land uses and activities combined with transit that will total reduce the volume of local vehicular travel and, as a result, GHG emissions.

The Districts in the RiverPark Specific Plan Area that would be modified with the proposed Specific Plan Amendment are designated Commercial Regional (CR) on the 2030 General Plan Land Use Map. This designation allows major multitenant shopping centers that may include offices, hotels, and other services. Residential, live/work, work/live, and mixed uses are strongly encouraged in these areas.

The adopted RiverPark Specific Plan is consistent with the CR land use designation and Urban Village policies as the commercial districts as defined in the Specific Plan currently allow a mix of commercial and residential uses. The proposed Specific Plan Amendment would change the residential and commercial uses in RiverPark by decreasing the amount of commercial development and increasing the amount of multifamily residential development permitted in the mixed-use commercial districts in RiverPark. Currently there are 650,658 square feet of remaining commercial uses to be built under the adopted RiverPark Specific Plan. The proposed Specific Plan Amendment provides an option to allow approximately 88,000 square feet of commercial uses to be constructed and an additional 1,025 residential units. As such, the proposed Specific Plan Amendment would increase the residential population in RiverPark, which would use and support the existing and planned retail commercial development in the Specific Plan Area.

The Residential High designation as defined in the General Plan allows residential development at a density of 30 or more units per acre. This designation allows mid to high-rise residential buildings, preferably as part of a mixed-use or urban village area with live/work, work/live, and mixed use development is strongly encouraged.

The addition of the Residential: Very High land use category to the Specific Plan would be consistent with the purpose and intent of both the Commercial Regional and Residential High land use designations and the 2030 General Plan Urban Village policies. The City General Plan defines floor area ratios (FARs) for the regulation of development intensity for commercial land uses to estimate traffic generation and municipal service demand rather than a specific development standard. The proposed land use changes would result in less commercial development than currently allowed under the adopted RiverPark Specific Plan, and the additional residential development would be lower in intensity than the currently adopted RiverPark Specific Plan.

The addition of the corresponding development standards for the Apartment -Urban development type would permit the development of apartment buildings up to 6-stories with a maximum height of 90 feet in the three locations this new residential land use category would be applied to in Districts B, C, and D.

District B is located in the southwest corner of the Specific Plan Area next to existing commercial and residential development. The locations in Districts C and D where this type of apartment building would be permitted are also locations surrounded by other multistory residential buildings and retail commercial development. The location and scale of the type of residential buildings that would be permitted would be consistent with the overall pattern of development in these mixed-use commercial districts and the goals and objectives of the RiverPark Specific Plan.

The changes in land uses are proposed in the central and southwest portion of the Specific Plan Area and would not affect the overall structure of the community or its compatibility with surrounding land uses. The proposed Specific Plan Amendment would add multifamily housing to the central and southwest portion of the RiverPark Community while maintaining a pedestrian oriented community by placing this additional housing near commercial and employment generating uses.

The adopted Specific Plan defines landscape buffers to create compatibility with surrounding uses. These buffers would not be changed under the proposed amendment and no new types of land uses be proposed within the Specific Plan Area. Therefore, land uses would be compatible with surrounding land uses.

With the land use changes proposed, the RiverPark Project would remain consistent with applicable land use policies and programs. No new significant land use impacts would result from approval of the proposed amendment to the Specific Plan and no mitigation measures are required.

If the residential option is not exercised in Districts B, C and D, but only in one or two of these Districts, then the amount of residential and commercial development defined for the other potential development scenarios in **Table 5** could occur. Each of these scenarios would be consistent with the current and proposed land uses within the Specific Plan Area and with the goals and objectives of the RiverPark Specific Plan. With the addition of the Residential: Very High land use category, the proposed mixes of commercial and residential development would be consistent with the purpose and intent of both the Commercial Regional and Residential High land use designations and the 2030 General Plan Urban Village policies. Furthermore, development of any of these scenarios would be compatible with surrounding land uses as well as policies and programs.

3.2 AESTHETICS

Summary of Analysis in the Final EIR and Subsequent Addendums

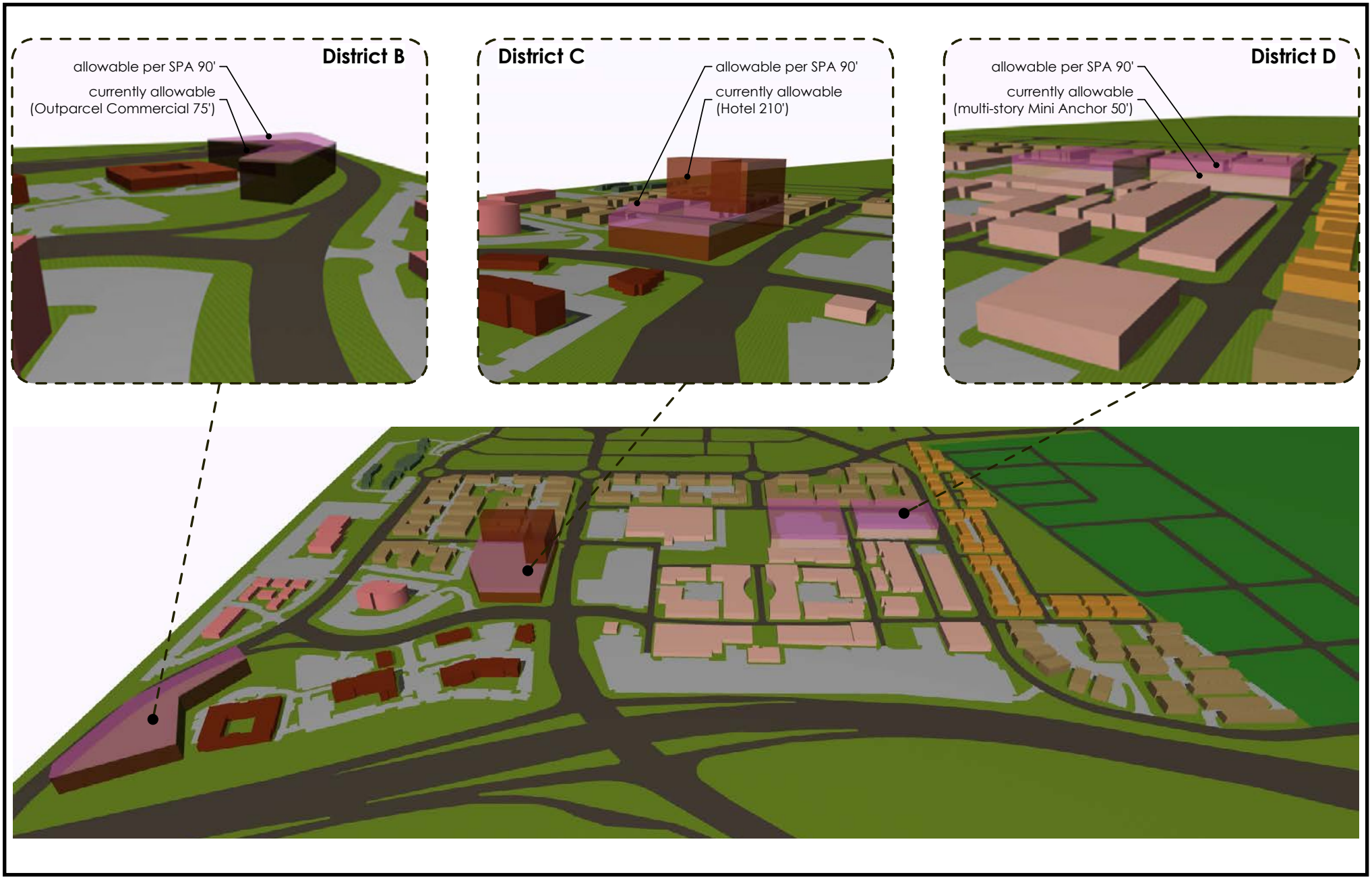
The EIR provided analysis of the significance of changes to the visual character of the area that would result from implementation of the RiverPark Project. The Community Design Element of the 2020 General Plan identifies scenic resources within the City. Roadways that provide views of the scenic resources 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 unavoidable significant impacts to aesthetics were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

Analysis of Proposed Specific Plan Amendment

The proposed Specific Plan Amendment would not result in any substantial change in the visual character of the RiverPark Community. The proposed changes in permitted land uses would introduce additional multifamily residential development in the central and southwest portions of the community up to 6 stories with a height up to 90 feet in 3 specific locations as shown in **Figure 7: Proposed Massing Diagram**. The RiverPark Specific Plan currently allows buildings with up to 2 stories or 75 feet in District B and 5 stories in Districts A, C and E. Allowing buildings with up to 6 stories in District B would be a change from currently permitted height, however this District is located in the southwest corner of the Specific Plan Area next to existing commercial and residential development. The locations in Districts C and D where this type of apartment building would be permitted are also locations surrounded by other multistory residential buildings and retail commercial development. The location and scale of the type of residential buildings that would be permitted would be consistent with the overall pattern of development in these mixed-use commercial districts and the goals and objectives of the RiverPark Specific Plan. There would also be no change to the important aesthetic features such as landscape buffers, or the location and amount of open space, currently required by the Specific Plan to create a unified visual character. The Specific Plan would remain consistent with the Community Design Element of the 2030 General Plan.



SOURCE: Shea Properties - 2021

FIGURE **7**

Meridian Consultants

Proposed Massing Diagram

265-001-19

The land use changes proposed would not have any effect on scenic views as the scale and character of the development would not change substantially. 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 views of the Project site from adjacent areas are not adversely impacted by development allowed by the Specific Plan.

No new significant impacts to the aesthetic character of the Specific Plan Area and the surrounding area would result from the proposed amendment to the Specific Plan and no additional mitigation measures are required.

District B is currently designated Commercial: Retail/Office; District C is designated Commercial: Convention/Hotel and District D is designated Commercial: Regional. Accordingly, any additional commercial use under any of the development scenarios in **Table 5** would be consistent with land use designations for these districts and current and planned land uses in these districts. The location and scale of commercial development would be consistent with the overall pattern of development in these districts. As stated above, the scenarios including residential uses within these districts would also be consistent with the pattern of existing and planned development in is each district. Also, both the approved commercial and proposed residential uses would be consistent with the goals and objectives of the RiverPark Specific Plan. No new significant impacts to the aesthetic character of the Specific Plan Area and the surrounding area would result from development of any of the scenarios in **Table 5.**

3.3 EARTH RESOURCES

Summary of Analysis in the Final EIR and Subsequent Addendums

The Final EIR evaluated potential impacts related to the soil conditions on the site and the geology of the area. Geology studies completed identified a variety of topographic and soils conditions as a result of the long-term mining and agricultural activities within the Specific Plan Area. Substantial areas of potentially unstable artificial fill were found in the northern portion of the Specific Plan Area on the portion of the site used for sand and gravel mining. A potentially significant impact related to the stability of the slopes of the existing mine pits was identified.

The conceptual grading plan called for grading approximately 10 million cubic yards of earth materials over the entire 702-acre site. A balanced grading program involving excavation and replacement of the 10 million cubic yards of material was proposed. The majority of this planned grading consisted of the proposed excavation and/or replacement of earth materials in the northern portion of the Specific Plan Area 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 was identified in the Final EIR to mitigate all identified potential geotechnical impacts to a level that is less than significant.

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. 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 an unavoidable significant impact of the RiverPark Project. Mitigation measures were identified in the Final EIR to mitigate all potentially significant impacts to earth resources to a less than significant level and no unavoidable significant impacts to earth resources were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

Analysis of Proposed Specific Plan Amendment

The mass grading of the Specific Plan Area has been completed in conformance with the mitigation program in the Final EIR to mitigate potentially significant geotechnical impacts. As described above, based on geology and soils studies it was anticipated that grading would be balanced within the Specific Plan Area.

The proposed Specific Plan Amendment would allow development of buildings like those already developed in RiverPark. All development would occur within the existing Specific Plan Area, as evaluated in the Final EIR. All structures would be designed with current building codes. For these reasons, the proposed Specific Plan Amendment would not result in any new or substantially more severe geology or soils impacts and no revised mitigation measures are required.

Development of any of the scenarios defined in **Table 5** would adhere with the City's building code. For this reason, any of these scenarios would be consistent with building regulations and would not result in any new or increase in geologic hazard impacts.

3.4 BIOLOGICAL RESOURCES

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 gobi, 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. 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. 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 proposed 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 unavoidable significant impacts to biological resources were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

Analysis of Proposed Specific Plan Amendment

The Specific Plan Area has been graded and the proposed amendment would only allow development in areas already mass graded and prepared for development. The land uses proposed in Districts B, C and D would not change the potential for indirect impacts on biological resources present in the Santa Clara River and would not substantially change the amount or character of storm runoff to cause indirect impacts to water quality in the Santa Clara River. The water quality treatment system analyzed in the original EIR has been developed to accommodate runoff from the planning districts affected by the proposed amendment. Therefore, no new significant impacts to biological resources would result from the proposed Specific Plan Amendment and no additional or revised mitigation measures are required.

As stated above, the Specific Plan Area has been graded and all development is planned in these areas that have been prepared for development. For this reason, development of any of the scenarios defined in **Table 5** would not substantially change the amount or character of storm runoff causing indirect impacts to water quality in the Santa Clara River. Therefore, any combination of commercial and residential development would have less than significant impacts on biological resources and no further analysis is required.

3.5 WATER RESOURCES

Summary of Analysis in the Final EIR and Subsequent Addendums

An extensive analysis was conducted 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 unavoidable significant impacts to water quality were identified. No update to this analysis or conclusions was provided in any subsequent addendums.

Analysis of Proposed Specific Plan Amendment

Mass grading and construction of the major drainage improvements, including the main elements of the water quality control treatment system, have been completed. The proposed Specific Plan amendment would not introduce new types of land uses into the Specific Plan Area since Districts D already contains multifamily residential development and other multifamily projects are located around the other commercial districts. The amount of impervious surface area would not change substantially given the development footprint of the high-density residential uses that would be allowed by the proposed Specific Plan Amendment. No new or substantially more severe impacts to water resources would result from the proposed Specific Plan Amendment and no revised mitigation measures are required.

All of the scenarios in **Table 5** would include the development of residential and commercial uses in Districts B, C and D. The amount of additional impervious surfaces that would be added with any of these scenarios would be similar and no new or substantially more severe impacts to water resources would result from development of these areas.

3.6 TRANSPORTATION AND CIRCULATION

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 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 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 unavoidable significant 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 or 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 a decrease in the amount of commercial development from 2.485 to 2.098 million square feet. This is the amount of residential and commercial development allowed by the current Adopted Specific Plan. As impacts were reduced in comparison to the Original Specific Plan as evaluated in the certified Final EIR, no additional mitigation measures were identified.

Analysis of Proposed Specific Plan Amendment

In order to determine whether any new significant traffic impacts or substantial increases in the severity of previously identified significant impacts in the certified Final EIR (Final EIR) for the RiverPark Specific Plan as originally adopted (Original Specific Plan) a comparative analysis of the number of trips that would be generated by the uses as evaluated in the Final EIR and the RiverPark Specific Plan with the proposed amendment was completed. The proposed Specific Plan Amendment incorporates all previously approved amendments to the Specific Plan.

The land uses permitted by the Original Specific Plan would generate 82,366 daily trips, 4,710 AM peak hour trips and 7,749 PM peak hour trips.

With the proposed Specific Plan Amendment, if the proposed residential option is implemented in Districts B, C and D, the land uses permitted by the Specific Plan would generate 73,057 daily trips, 4,932 AM peak hour trips and 6,987 PM peak hour trips.

Based on the trip generation estimates detailed in **Table 6** below, when compared to the Adopted Specific Plan land use program, the proposed Specific Plan Amendment land use program would result in a significant reduction in both the number of daily trip and PM peak hour trips, if the residential option is implemented in Districts B, C, and D. Under this scenario the amendment would result in a reduction of 9,309 daily trips (approximately 11.3 percent) and 762 PM peak hour trips (approximately 9.8 percent). Under the same scenario there would be an incremental increase of 222 AM peak hour trips (approximately 4.7 percent), which is effectively negligible from an analysis standpoint when considering the size of the study area and the resulting distribution of those trips across the 30 study intersections evaluated in the Final EIR.

Table 6
Trip Generation Comparison for Adopted Specific Plan and Proposed Specific Plan Amendment

Adopted Specific Plan							
		AM Peak Hour			PM Peak Hour		
Planning District	Daily Trips	In	Out	Total	In	Out	Total
A, B, C	22,055	1,010	448	1,458	856	1,313	2,169
D	35,894	527	439	966	1,531	1,601	3,132
E	1,252	23	12	35	52	59	111
F	3,888	74	224	298	217	153	370
G	4,920	208	318	526	263	221	484
H	4,410	87	258	345	294	170	464
I	4,697	93	254	347	270	192	462
J	3,568	302	311	613	201	176	377
K, L, M	1,682	66	56	122	87	93	180
Total	**82,366**	**2,390**	**2,320**	**4,710**	**3,771**	**3,978**	**7,749**
Proposed Specific Plan Amendment							
		AM Peak Hour			PM Peak Hour		
Planning District	Daily Trips	In	Out	Total	In	Out	Total
A, B, C	17,632	949	617	1,566	749	1,056	1,805
D	30,579	451	605	1,056	1,389	1,303	2,692
E	1,432	25	14	39	60	67	127
F	3,888	73	225	298	217	153	370
G	4,920	207	318	525	264	220	484
H	4,659	92	273	365	309	181	490
I	4,697	93	254	347	270	192	462
J	3,568	304	309	613	201	176	377
K, L, M	1,682	66	57	123	87	93	180
Total	**73,057**	**2,260**	**2,672**	**4,932**	**3,546**	**3,441**	**6,987**

*Source: Gibson Transportation Consulting, Inc., Draft Memorandum: Traffic Impact Assessment for the Proposed Oxnard Riverpark Specific Plan Amendment 2021, Oxnard, California Ref: J1031c, (November 29, 2021). Refer to **Appendix A**.*

Table 7
Intersection Operating Conditions
Comparative Analysis Signalized Intersections

Intersection	Peak Hour	Year 2019 Conditions [a]		Year 2030 [b]		Year 2030 Existing with Adopted Oxnard Riverpark Specific Plan Project [b]	
		V/C or Delay [c]	LOS	V/C	LOS	V/C	LOS
Ventura Road & Town Center Drive	AM	0.51	A	0.104	A	0.439	A
	PM	0.53	A	0.226	A	0.528	A
Oxnard Boulevard & Town Center Drive	AM	0.66	B	0.491	A	0.389	A
	PM	0.56	A	0.488	A	0.561	A
Vineyard Avenue & Riverpark Boulevard/Ventura Boulevard	AM	26.2	C	0.464	A	0.501	A
	PM	29.0	C	0.541	A	0.604	B
Oxnard Boulevard & US 101 Northbound Ramps	AM	23.9	C	0.324	A	0.436	A
	PM	26.0	C	0.471	A	0.635	B
Oxnard Boulevard & US 101 Southbound Ramps	AM	21.4	C	0.176	A	0.284	A
	PM	22.4	C	0.206	A	0.368	A
Vineyard Avenue & US 101 Northbound Ramps	AM	13.4	B	0.527	A	0.643	B
	PM	14.1	B	0.659	B	0.747	C
Vineyard Avenue & US 101 Southbound Ramps	AM	17.2	B	0.516	A	0.537	A
	PM	14.7	B	0.568	A	0.759	C

Notes
[a] Based on traffic count data collected in September 2019 and existing 2019 lane configurations.
[b] Source: Traffic Analysis for Oxnard Riverpark Specific Plan Amendment, Crain & Associates, October 2009.
[c] Intersections under Caltrans jurisdiction were evaluated using HCM methodology.

Table 8
Development Scenario Comparative Summary - Trip Generation

Trip Generation Estimates							
Development Scenario	Daily Trips[a]	AM Peak Hour			Afternoon Peak Hour		
		In	Out	Total	In	Out	Total
B, C & D	6,888	105	418	523	413	223	636
	-16,867	-247	-157	-405	-704	-763	-1,467
	-9,979	**-142**	**260**	**118**	**-291**	**-540**	**-831**
B & C	4,119	63	250	313	247	133	380
	-10,091	-148	-94	-242	-421	-457	-878
	-5,972	**-85**	**156**	**71**	**-174**	**-324**	**-498**
C & D	4,650	71	282	353	278	151	429
	-11,392	-167	-106	-273	-475	-516	-991
	-6,742	**-96**	**176**	**80**	**-197**	**-365**	**-562**
B & D	5,006	76	304	380	300	162	462
	-12,264	-179	-115	-294	-512	-555	-1,067
	-7,258	**-103**	**189**	**86**	**-212**	**-393**	**-605**
B	2,238	34	136	170	133	73	206
	-5,482	-81	-51	-132	-228	-249	-477
	-3,244	**-47**	**85**	**38**	**-95**	**-176**	**-271**
C	1,882	29	114	143	113	61	174
	-4,609	-68	-43	-111	-192	-209	-401
	-2,727	**-39**	**71**	**32**	**-79**	**-148**	**-227**
D	2,769	42	168	210	165	90	255
	-7,982	-117	-75	-192	-333	-361	-694
	-5,213	**-75**	**93**	**18**	**-168**	**-271**	**-439**

Source: Gibson Transportation Consulting, Inc., Draft Development Scenario Comparative Summary for the Proposed Oxnard Riverpark Specific Plan Amendment 2021, Oxnard, California Ref: J1031c, (November 29, 2021). Refer to ***Appendix A****.*

[a] Residential – Commercial trips = Net Change

Because the proposed Specific Plan Amendment with the residential development option chosen would result in fewer daily and PM peak hour trips than the Specific Plan as evaluated in the Final EIR and that no significant changes to the regional trip distribution patterns or future traffic conditions will result from the changes proposed, no new significant traffic impacts or substantial increase in the significance of impacts identified in the Final EIR or subsequent addendums would result from the proposed Specific Plan Amendment and no revised mitigation measures are required.

A comparative analysis of the projected future operating conditions of the adjacent intersections based on the intersection LOS results in the Final EIR and those published in traffic studies recently completed for related projects located in the vicinity of Planning Districts B, C, D and E. To provide further comparative analysis, an intersection LOS analysis was also conducted for existing Year 2019 conditions based on current traffic volumes and intersection lane configurations.

As shown in **Table 7: Intersection Operating Conditions Comparative Analysis Signalized Intersections**, the LOS results for all seven intersections are within the acceptable range based on City criteria and are consistent with the intersection LOS conditions forecasted in previous traffic studies for other projects in the area.

As shown in **Table 8: Development Scenario Comparative Summary - Trip Generation**, the proposed development of residential uses in Districts B, C and D would generate the most trips as compared to the possible combinations of commercial and residential uses for the other potential development scenarios. Scenario 1, the Residential Option in Districts B, C & D results in a reduction of daily trips of 9,979 trips, a small increase in AM Peak Hour Trips of 118 and a reduction of 831 AM Peak hour trips. None of the other potential development scenarios would result in a greater increase in AM Peak Hour trips than this and, for this reason, impacts would not be significant with any of the potential development scenarios.

Parking

Parking in the commercial and mixed use areas would be provided by dedicated parking lots for commercial uses, dedicated residential parking in District D, and shared parking for commercial and residential uses where appropriate. The change in parking demand over time would be reviewed as development proceeds in District D.

Vehicle Miles Traveled

In 2002, the City certified the RiverPark Specific Plan Final EIR. At that time, analysis of Vehicle Miles Traveled (VMT) to evaluate the transportation impacts of proposed projects was not recommended in EIRs. In January 2016, the Governor's Office of Planning & Research (OPR) issued proposed changes to the CEQA Guidelines.[2] These changes state that projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor generally may be considered to have a less than significant transportation impact. In addition, the proposed guidelines advise that Transit Oriented Development (TOD) projects; development projects that result in net decreases in VMT, compared to existing conditions; and land use plans consistent with SCAG Sustainable Communities

2 California Office of Planning and Research (OPR), Revised Proposal on Updates to CEQA Guidelines on Evaluating Transportation Impacts in CEQA (January 20, 2016), http://www.opr.ca.gov/docs/Revised_VMT_CEQA_Guidelines_Proposal_January_20_2016.pdf. Accessed December 2021.

Strategies (SCS) or that achieve similar reductions in VMT as projected to result from the SCS generally may be considered to have a less than significant impact.[3] In December 2018, the California Natural Resources Agency certified and adopted the CEQA Guidelines update package, including the Guidelines section implementing Senate Bill 743. Specifically, Section 15064.3 Determining the Significance of Transportation Impacts was added which identifies VMT as the most appropriate measure of the transportation impacts of a project. The provisions of this section apply Statewide on July 1, 2020.

As discussed previously, the RiverPark Specific Plan Area is located with the NOTED Urban Village as defined in the 2030 General Plan. The NOTED area includes the area north of the Oxnard Blvd./Vineyard Avenue intersection generally between Ventura Road and Vineyard Avenue including the Esplanade shopping center, The Village Specific Plan, and the Riverpark Specific Plan. The NOTED area is designated as a "Catalyst" project by the California Department of Housing and Community Development as an example of desirable mixing of land uses and activities combined with transit that will total reduce the volume of local vehicle uses.

Per Senate Bill (SB) 743, the State CEQA Guidelines have been updated to incorporate VMT as the primary metric for analyzing transportation impacts under CEQA. This update occurred subsequent to preparation of the 2012 Specific Plan Amendment so VMT is not specifically addressed in the prior analysis. The City has not adopted any specific significance thresholds related to VMT. The OPR's Technical Advisory on Evaluating Transportation Impacts in CEQA, dated 2018, provides guidance on analyzing VMT impacts in light of SB 743.

The change in land uses that would result from the Specific Plan Amendment with any of the development options in **Table 5** would reduce the amount of commercial development and increase the amount of residential development in RiverPark. The proposed Specific Plan Amendment would improve the balance of commercial and residential uses in RiverPark and would result in reduction of 6.8 million VMT annually for the Specific Plan Area when compared to the uses currently permitted by the Specific Plan. The uses currently allowed by the adopted Specific Plan would generate 164.1 million VMT annually while the uses that would be permitted by the proposed Specific Plan Amendment would generate 157.3 million VMT annually.[4] The RiverPark Specific Plan with the proposed Specific Plan Amendment would, therefore, not result in any significant VMT impacts and no revised mitigation measures are required.

3 OPR, "Transportation Impacts (SB 743)," http://www.opr.ca.gov/ceqa/updates/sb-743/. Accessed December 2021.
4 Source: Refer to **Appendix B** for CalEEMod output files.

3.7 AGRICULTURAL RESOURCES

Summary of Analysis in the Final EIR and Subsequent Addendums

Approximately 155 acres of the southern portion of the 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 Specific Plan Area was in agricultural use. The 155 acres of agricultural land in the southern portion of the 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 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 an unavoidable significant impact of the Project. No mitigation measures were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

Analysis of Proposed Specific Plan Amendment

The proposed Specific Plan Amendment would not introduce new types of land uses, nor would it locate development in areas not analyzed in the Final EIR. The proposed change in uses in the central portion of RiverPark would also not result in any indirect impacts to existing agricultural uses located northeast of the Specific Plan Area. No new significant impacts to agricultural resources would result from the proposed Specific Plan Amendment and there would be no increase in the severity of the significant impacts identified in the Final EIR and no mitigation measures are required.

The scenarios presented in **Table 5** include residential and commercial uses, both of which are included in the existing land uses for the Specific Plan Area. As such, development of any scenario presented in **Table 5** would not result in conversion of agricultural lands nor would any agricultural land outside of the Specific Plan Area be identified for development. Mitigation measures are not required and no further analysis is needed.

3.8 AIR QUALITY

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).[5] 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 (NOx). Emission modeling completed for the RiverPark Project in the Final EIR, showed emissions of NOx 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 as reducing 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.

5 Ventura County Air Pollution Control District (Ventura County APCD), *Air Quality Assessment Guidelines (2003).*

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 unavoidable significant impacts to air quality were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

Analysis of Proposed Specific Plan Amendment

Construction

The APCD considers construction-related emissions to be temporary and does not recommend quantitative analysis of these impacts for this reason. However, the APCD recommends that construction emissions be mitigated if the construction emissions are likely to exceed the significance thresholds for operational emissions. The Final EIR for the RiverPark Specific Plan includes mitigation measures that would reduce emissions of diesel exhaust and fugitive dust. These measures are implemented as part of all construction projects in RiverPark. The proposed amendment would reduce the amount of commercial development by approximately 100,000 square feet in District A. It would add the option of developing up to 333 multifamily units in District B and 280 multifamily units in District C respectively and remove the option of 104,000 square feet of commercial development in District B and reduce the amount of commercial development by 63,267 square feet in District C. The proposed amendment would increase the maximum number of residential units allowed in District D to 924 residential units, consisting of up to 412 Residential: Very High units in a portion of District D currently developed as a surface parking lot. If this additional residential development occurs, existing surface parking lot would be demolished to accommodate new development. Surface parking located in the portion of District D where additional residential development occurs would be replaced within the new development. Therefore, any change in construction-related emissions associated with the proposed amendment to the Specific Plan would not result in any new significant impacts and would not substantially increase the severity of any previously identified significant impacts.

Development of any of the scenarios in **Table 5** would result in similar impacts as construction activities on each site would be similar. All construction would be required to implement mitigation measures to reduce emissions of diesel exhaust and fugitive dust as included in the Final EIR. Any change in construction-related emissions associated with any of these scenarios would not result in new or substantially more severe significant impacts.

Operation

Mobile source emissions for the daily vehicle trips to and from the Project site were calculated based on the trip generation information in the Traffic Impact Assessment. The CalEEMod air emissions model was used to calculate area source emissions from within the proposed land uses. Area source emissions would be generated primarily by natural gas consumption by the various land uses of the proposed Specific Plan Amendment. The primary use of natural gas by the proposed land uses would be to produce space heating, water heating, and other miscellaneous heating, or air conditioning. The area source emissions also account for the use of gasoline-powered gardening and landscaping equipment for the Project and the use of consumer products by Project residents.

The estimated operational emissions, with implementation of the residential development option in Districts B, C and D, are presented in **Table 9: Maximum Daily Unmitigated Operational Emissions**.

As shown in **Table 9**, the estimated maximum daily unmitigated operational emissions for ROC, NOx, CO, PM10, and PM2.5 from the proposed Specific Plan Amendment would be reduced by approximately 8, 10, 31, 25, and 6 pounds per day (lbs./day), respectively, when compared to emissions that would be generated by the land uses as originally proposed and evaluated in the Final EIR. The decrease in emissions results from the reduction in the amount of daily vehicle trips that would result from the Specific Plan Amendment.

Table 9
Maximum Daily Unmitigated Operational Emissions

	Pollutant (lbs./day)					
Source	**ROC**	**NOx**	**CO**	**SOx**	**PM10**	**PM2.5**
Maximum Adopted Specific Plan	337	208	1,923	3	419	115
Maximum Proposed Specific Plan Amendment	329	198	1,892	3	394	109
Difference	*-8*	*-10*	*-31*	*0*	*-25*	*-6*
VCAPCD Threshold	25	25				
Threshold Exceeded?	**Yes**	**Yes**				

*Source: Refer to **Appendix B** for CalEEMod output files.*

The Final EIR identified a program of measures to reduce operational emissions to the fullest extent feasible and payment of TDM fees is required to mitigate the remaining impacts. These TDM mitigation measures to reduce emissions from Project operation include strategies to reduce vehicle trips or VMT, the use of low-emission vehicles, and measures that improve traffic flow or reduce congestion. No change

to the mitigation program is required as these measures apply to the additional uses that would be permitted by the proposed amendment to the Specific Plan. In addition, the Ventura County APCD Guidelines provides area source and operational mitigation measures that can be used for projects that exceed ROC and NOx significance thresholds. These mitigation measures include an off-site TDM fund, with the amount of funding proportionate with the number of emissions that need to be mitigated. The proposed Specific Plan Amendment will not result in new significant impacts and any substantial increase in the significance of the air quality impacts associated with the RiverPark Project.

In Section 3.6: Transportation and Circulation, each of the development scenarios identified in **Table 5** were shown to result in a net decrease in daily trips in comparison to the commercial uses allowed by the Approved Specific Plan. Implementing the proposed residential development in all three districts would result in the greatest decrease in daily trips and a small increase in AM Peak Hour Trips of 118 trips. All of the other potential development scenarios would result in reductions in Daily and PM Peak hour trips and a smaller increase in AM Peak Hour Trips and would not result in greater changes than would occur with implementation of residential option in all three districts. Additionally, TDM mitigation measures would be required for all development to reduce emissions from Project operation including strategies to reduce vehicle trips or VMT, the use of low-emission vehicles, and measures that improve traffic flow or reduce congestion.

Global Climate Change

In 2002, the City certified the RiverPark Specific Plan Final EIR. At that time, analysis of emissions of GHG and associated global climate change impacts was not recommended in EIRs. In addition, GHGs were not identified as air pollutants under the federal Clean Air Act and the California Clean Air Act. On June 19, 2008, the Governor's Office of Planning and Research issued a technical advisory as interim guidance regarding the analysis of GHG emissions in CEQA documents.[6] The advisory indicated that a project's GHG emissions, including those associated with vehicular traffic, energy consumption, water usage, and construction activities, should be identified and estimated. The advisory further recommended that the lead agency determine significance of the impacts and impose all mitigation measures necessary to reduce GHG emissions to a less than significant level. The advisory did not recommend a specific threshold of significance. Instead, OPR requested that the California Air Resources Control Board (CARB) recommend a method for setting thresholds that lead agencies may adopt.[7] CARB has not yet adopted significance thresholds for GHG emissions.

6 Governor's Office of Planning and Research, Technical Advisory – *CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act (CEQA) Review (2008).*

7 Governor's Office of Planning and Research, *Technical Advisory* – "CEQA and Climate Change (2008)."

Development of the RiverPark Specific Plan as originally adopted and with the proposed Specific Plan Amendment would result in similar levels of direct and indirect construction and operational emissions of GHGs. These emissions, primarily carbon dioxide (CO2), methane (CH4), and nitrous oxide (N2O), are the result of fuel consumption from building heating systems and motor vehicles and are quantified below. Building and motor vehicle air conditioning systems may use hydrofluorocarbons (HFCs), hydrochlorofluorocarbons (HCFCs), and chlorofluorocarbons (CFCs) to the extent that they have not been completely phased out of use; however, they are not quantified as emissions because these GHGs and would only occur through accidental leaks. Water vapor and O3 are also not quantified because water vapor concentrations in the upper atmosphere are primarily due to climate feedbacks[8] rather than emissions from Project-related activities. Furthermore, O3 in the troposphere is relatively short lived, and Project emissions of ozone precursors would not significantly contribute to climate change.

The proposed Specific Plan Amendment would also result in indirect GHG emissions from electricity generation; water conveyance and delivery; wastewater collection and treatment; and solid waste decomposition. Electricity would be used not only in the Specific Plan Area, but also in the water and wastewater treatment process, as well as in the conveyance process where in-line pumps would be required. GHG emission factors from electrical demand were obtained from the California Climate Action Registry's General Reporting Protocol[9] and the California Air Pollution Control Officers Association's CEQA & Climate Change Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act.[10] The annual electrical consumption factor for water treatment and distribution was obtained from the California Energy Commission (CEC). GHG emission factors for wastewater treatment and solid waste disposal were obtained from the CEC and the United States Environment Protection Agency (USEPA).

Construction and operational GHG emissions comparisons for the proposed Specific Plan Amendment and the applicable Districts analyzed in the Final EIR (District A through E) are presented in **Table 10: GHG Emission Comparisons**. The emissions associated with the proposed Specific Plan Amendment represent a conservative assessment of the GHG emissions that would result from development of the Project. As shown in **Table 10**, GHG emissions would be reduced by 1,259 MTCO2e per year when compared to the

8 A climate feedback is an indirect, or secondary, climatic change that occurs in response to a forcing mechanism. For example, a disturbance that causes global temperatures to increase could cause more water to evaporate from the oceans, leading to larger amounts of water vapor in the atmosphere absorbing more radiation from the earth's surface and emitting more radiation back, thereby enhancing the greenhouse effect and further increasing the air temperature.

9 California Climate Action Registry, *General Reporting Protocol: Reporting Entity-Wide Greenhouse Gas Emissions,* Version 3.1 (2009).

10 California Air Pollution Control Officers Association, *CEQA & Climate Change Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act (2008),* 61.

Final EIR. This is mainly due to the reduction of emitting sources from mobile emissions due to the reduced amount of retail proposed.

Table 10
GHG Emission Comparisons

Emissions (MTCO2e per year)			
GHG Emissions Sources	**Adopted Specific Plan**	**Proposed Specific Plan Amendment**	**Change**
Construction (Amortized)	432	454	2
Area	35	50	15
Energy	11,737	12,723	986
Mobile	47,655	45,551	-2,104
Waste	2,264	2,252	-12
Water	2,034	1,868	-166
Annual Total Emissions	**64,157**	**62,898**	**-1,259**

*Note: Emission calculations are provided in **Appendix B**. Totals in tables may not appear to add exactly due to rounding in the computer model calculations.*

In addition, several regulatory actions have taken place at the federal and State level that would reduce GHG emissions from motor vehicles, and these reductions were not accounted for in the adopted Specific Plan. In 2007, the President signed the Energy Independence and Security Act, which set a goal of achieving a Corporate Average Fuel Economy (CAFE) standard of 35 miles per gallon by 2020 for new cars, light trucks, and sport utility vehicles. Most recently, the Obama Administration has issued an executive order requiring the USEPA to reconsider granting California a waiver to implement the so-called Pavley standards, which was adopted by the State in 2004 and requires substantial reductions in tailpipe GHG emissions. On May 19, 2009, Obama Administration proposed a CAFE standard of 35.5 mpg by 2016. In response to this announcement, California—and states adopting California emissions standards—have agreed to defer to the proposed national standard through model year 2016 if granted a waiver by the USEPA to implement the Pavley standards. The 2016 endpoint of the two standards is similar, although the national standard ramps up slightly more slowly than required under the California standard. The Pavley standards require additional reductions in CO2 emissions beyond 2016.

California will implement new regulations that will reduce GHG emissions as part of the State's overall strategy to achieve the goals of The Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32). In late 2008, CARB adopted the Climate Change Scoping Plan, which outlines the strategies that would reduce California's GHG emissions to 1990 levels by 2020. The strategies target all major sectors including transportation, energy, industry, and residential and commercial development. Under CARB's Climate Change Scoping Plan, the Low Carbon Fuel Standard was adopted on April 23, 2009, and would reduce

the carbon intensity of California passenger vehicle fuels by at least 10 percent (Scoping Plan Measure 5). Also, under CARB's Climate Change Scoping Plan, fuel-efficient tire standards are being pursued (Scoping Plan Measure 7). Additional strategies include increasing renewable energy, improving building energy efficiency standards, reducing the use and production of high global warming potential gases, improving water efficiency, and implementing a cap and trade program. For these reasons, the GHG emissions presented above likely overestimate the actual emissions that would result from Project construction and operation.

In addition, CARB approved and released an update to the Scoping Plan in May 2014. As noted in the 2014 Scoping Plan Update, the projected total business-as-usual emissions for year 2020 (estimated as 509 MMTCO2e) must be reduced by approximately 15 percent to achieve the CARB's approved 2020 emission target of 431 MTCO2e. The Scoping Plan identified recommended measures for multiple GHG emission sectors and the associated emission reductions needed to achieve the year 2020 emissions target—each sector has a different emission reduction target. Most of the measures target the transportation and electricity sectors.

As previously discussed, the Specific Plan Amendment would result in a reduction of emissions, primarily from mobile sources, when compared to the RiverPark Specific Plan as originally approved. Therefore, the proposed Specific Plan Amendment would also result in reduced GHG emissions due to a proportionate reduction from mobile sources. While the provisions of CEQA in place at the time that the Final EIR for the RiverPark Specific Plan was certified did not require the significance of GHG emissions on global climate change to be evaluated, the GHG emissions now recognized as air pollutants would still be emitted as a result of construction and operation of the Specific Plan Amendment. Therefore, the GHG emissions presented in this assessment are not considered to be new emissions or undisclosed impacts. These emissions would have occurred regardless of the proposed Specific Plan Amendment. Furthermore, as noted above, the GHG emissions for the Specific Plan Amendment are incrementally reduced when compared to the RiverPark Specific Plan. Therefore, the GHG emissions associated with the Specific Plan Amendment would not result in any new or substantially more severe impacts than the original RiverPark Specific Plan Project.

Although the Final EIR did not specifically address GHG emissions and the potential for global climate change impacts, the Project includes features and mitigation measures that would reduce GHG emissions. The proposed Specific Plan Amendment would not substantially change these characteristics of the RiverPark Community:

- *Balanced Community*: RiverPark provide for development of a balanced community with a diverse mix of land uses within the Oxnard CURB. Mixed land use developments result in an overall reduction in VMT as residents would need to travel shorter distances to obtain daily necessities and for entertainment. Residents could also easily combine multiple destinations into a single trip.

- *Reclaim Land within the City*: RiverPark reclaimed the existing sand and gravel mine site in the northern portion of the Specific Plan Area to provide additional housing opportunities in the City. Housing opportunities closer to a city's urban core and employment center result in an overall reduction in VMT as residents would travel shorter distances to places of employment.
- *Compact and Cohesive Community*: RiverPark is a compact, cohesive community consisting of residential, commercial, open space, and public facilities connected by a coherent network of interconnected streets. The Project includes medium- and high-density housing, which results in an overall reduction in VMT as urban sprawl would be reduced and a greater number of people would live in closer proximity to City services.
- *Compatible with Natural Habitat*: RiverPark creates a community that is compatible with the Santa Clara River by providing additional native vegetation within the Specific Plan Area to complement the natural habitat in the river and providing for connections to the regional trail planned along the river. Compatibility with the natural habitat and use of native vegetation reduces the need for additional irrigation while providing sources of natural carbon sequestration.
- *Public Transportation*: RiverPark integrates public transit into neighborhoods and the surrounding community. This reduces the need for residents and employees to utilize privately owned motor vehicles and reduces the overall VMT associated with the Project.
- *Pedestrian Connections*: RiverPark provides strong pedestrian connections between land uses and a variety of housing choices and institutional activities. This reduces the need for residents and employees to utilize privately owned motor vehicles and would reduce the overall VMT associated with the Project.

The SCS goals and policies to reduce VMT focus on transportation and land use planning that include building mixed use projects, locating residents closer to where they work and play, and designing communities so there is access to high quality transit service. The SCS identifies transportation network actions and strategies that are outside the City's jurisdiction and control, such as expanding the use of transit modes in sub regions (e.g., bus rapid transit (BRT), rail, limited-stop service, and point-to-point express service utilizing the high-occupancy vehicle (HOV) and high-occupancy toll (HOT) lane networks. In areas without quality transit, the SCS identifies land use strategies to promote development patterns that result in fewer vehicles miles travelled and thus lower GHG emissions. Such land use strategies including local government adoption of updated zoning codes, General Plans, and other regulatory policies that promote neighborhood-oriented development, suburban villages, and revitalized main streets consistent with SCAG's Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) 2016–2040. Vehicle trips generated by growth within the Specific Plan Area would result in operational emissions through the consumption of fossil fuels.

The proposed Specific Plan Amendment would reduce commercial uses and increase the number of residential units in RiverPark which would result in reduction of 6.8 million vehicle miles travelled (VMT)

annually for Specific Plan Area when compared to the uses currently permitted by the Specific Plan. The uses currently allowed by the Specific Plan would generate 164.1 million VMT annually while the uses that would be permitted by the proposed Specific Plan Amendment would generate 157.3 million VMT annually.[11] This would be consistent with the features and measures identified in the Final EIR that would reduce GHG emissions.

In addition, because the Specific Plan Amendment is required to provide TDM fees paid to the City as a compensation for exceeding the air quality emissions thresholds of significance, the City would invest in emission-reducing technologies and programs that would reduce air quality emissions in the region. Generally, a reduction in air quality emissions would have the co-benefit of also reducing GHG emissions. The City would implement additional trip reduction measures to help further reduce vehicle-related emissions, as well as implement energy-consumption reduction programs to reduce GHG emissions.[12, 13] Therefore, as the proposed Specific Plan Amendment would not result in an increase in GHG emissions when compared to the adopted Specific Plan and incorporates Project design features and mitigation measures that would result in the reduction of GHG emissions, no new significant impacts related to GHG emissions will result and no revised mitigation measures are required.

3.9 NOISE

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 unavoidable significant noise impacts were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

Analysis of Proposed Specific Plan Amendment

No change in construction activities or the noise associated with construction would result from the proposed changes in uses permitted in Planning Districts B, C and D with the residential development

11 Source: Refer to **Appendix B** for CalEEMod output files.
12 City of Oxnard, *2030 General Plan Goals & Policies, Chapter 2: Sustainable Community (Adopted October 2011)*, pp. 2–11.
13 City of Oxnard, *Energy Action Plan: A Component of the Oxnard Climate Action and Adaptation Plan* (April 2013).

option chosen. Noise from the construction of the proposed uses was addressed in the RiverPark Final EIR. In addition, construction would occur in locations already analyzed in the Final EIR. The Final EIR determined that temporary construction impacts would be significant prior to mitigation. Mitigation measures identified in the Final EIR would reduce construction noise impacts to less than significant levels.

The analysis contained in the Final EIR predicted that increases in off-site ambient noise levels on existing and planned streets in the vicinity of the Specific Plan Area. Traffic volumes calculated for the proposed Specific Plan Amendment indicate that Districts B through E would generate approximately 32,011 daily trips. The analysis in the Final EIR estimated that Planning District B through E would have generated 56,244 daily trips. This results in a reduction of 24,233 daily trips in these Districts. Therefore, the Specific Plan Amendment would result in reduced traffic volumes, which would in turn result in a small decrease in roadway noise levels. The proposed Specific Plan Amendment would not result in any new significant impacts to off-site sensitive receptors and no additional or revised mitigation measures are required.

The proposed Specific Plan Amendment would allow the option for development of residential uses in District B which would be exposed to noise from traffic on the Ventura (US 101) Freeway. Other residential uses are located along the southern edge of RiverPark along the freeway. Due to the variations in the elevation of the freeway in relation to RiverPark, site specific noise studies are required by the City to determine the height and location of noise walls needed to attenuate freeway noise and ensure the City's noise standards for residential uses are met. The City Sound Regulation Ordinance prohibits excessive sound due to its detrimental nature to public health.[14] The Ordinance does not control traffic noise along public streets but applies to all noise sources located on private property including on-site traffic. Properties within the City are assigned a sound zone based on their corresponding land use. Residential districts, such as those within RiverPark, are designated as Sound Zone I. Sound Zone IV includes all property within the noise contours around a roadway, railroad track, or the Oxnard Airport as identified in the Noise Element of the 2030 General Plan, such as the proposed residential uses in District B located along the freeway. In accordance with this existing review process, a site specific noise study will be required for any residential project proposed in District B. Therefore, no new significant noise impacts will result from permitting additional multifamily residential development in Districts B, C, and D and no revised mitigation measures are required. Therefore, no new significant noise impacts will result from permitting additional multifamily residential development in Districts B, C, and D and no revised mitigation measures are required.

Development of any of the scenarios presented in **Table 5** would allow additional commercial and residential development within Districts B, C and D. Noise from construction within the Specific Plan Area

14 City of Oxnard Municipal Code Article XI Section 7-180

was previously analyzed in the Final EIR and included mitigation measures to reduce construction noise impacts to less than significant levels. These mitigation measures would be applied to any scenario for development including commercial and residential uses. As stated in Section 3.6: Transportation and Circulation, implementation of the residential development option in all three districts would have the most change in number of vehicle trips and all other scenarios presented would result in reductions in Daily and AM Peak hour trips. Therefore, any of the other scenarios result in a small decrease in roadway noise levels. Furthermore, as stated above, development of residential uses within District B would be required to complete a site specific noise study, pursuant to City regulations. With the mitigation measures already required by the Final EIR, any development including the scenarios presented in **Table 5** would not result in any new significant noise impacts.

3.10 PUBLIC SCHOOLS

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 include a 27-acre site for a new K-5 elementary school and a new K-8 middle school. Planning District G includes a 9-acre site for a second new elementary school with 9 net acres. These 36.0 net acres was 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, 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.

Mitigation measures were identified in the Final EIR to mitigate all potentially significant impacts to schools to a less than significant level and no unavoidable significant impacts to schools were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

Analysis of Proposed Specific Plan Amendment

Three K-8 schools have been built in the RiverPark Specific Plan Area as included in the RiverPark Specific Plan. As described above, the sites were provided in the Specific Plan for two K-5 elementary schools for grades K-5 and one Middle School for grades 7-8. The Rio del Mar Elementary school (Grades K-5) and Rio Vista Middle School (Grades 6-8) were developed for the Rio School District in Planning District J. The site identified for a second elementary school serving grades K-5 in Planning District G was developed the Rio Del Sol STEAM Academy which serves grades K-8. This K-8 school has a greater capacity than the K-5 school originally planned for this site. The combined capacity of these three schools is approximately 2,247 K-8 students. Based on 2018-2019 enrollment levels, the combined enrollment at these three schools was 1,655 students, leaving a remaining capacity of 592 students.

The RiverPark Specific Plan currently allows development of 3,043 residential units. The proposed Specific Plan amendment would allow the option to develop up to 4,068 residential units. Student generation rates are derived from the average number of students generated by each new residential unit. Student generation rates determined for the 2020-2021 year are based on a generation rate analysis of the historical residential development data overlayed with year 2020-2021 students living in new residential development. Based on the Rio School District's current student generation factors, the 1,025 additional residential units that would be permitted would generate 154 additional K-5 students and 52 students in students in grades 6-8; a total of 205 additional K-8 students as shown in **Table 11: Rio School District Student Generation** below. The additional scenarios including combinations of commercial and residential uses would generate fewer students than would be generated by implementing the residential option in Districts B, C and D.

As discussed above, the development of the K-8 Rio Del Sol STEAM Academy created additional school capacity above the amount originally planned that could accommodate additional students from residential development in RiverPark. On a district wide basis, the Rio Elementary School District determined enrollment in grades K-5 was 57 students over capacity while enrollment in grades 6-8 was 266 students over capacity.[15] **Table 12: Rio School District Classroom Capacities,** shows the current capacities for schools within RSD as of the year 2021.

As shown, the Rio School District RSD has a total capacity of 4,885. As RSD enrollment as of 2020-2021 was 5,208 students, the district was over capacity by 323 students. Any need for additional school facilities in the Rio School District will be mitigated by the payment of school fees or through an amendment to the existing RiverPark school mitigation agreement.

15 *Developer Fee Justification Study,* Rio School District, April 2021, Table 2.

Table 11
Rio School District Student Generation

Scenario	Number of Units	Projected Students		
		K-5	6-8	K-8
District B, C & D	1,025	154	52	205
Districts B & C	613	92	31	123
Districts C & D	692	104	35	139
Districts B & D	745	112	37	149
District B	333	50	17	67
District C	280	42	14	56

Source: Rio School District Developer Fee Justification Study, April 2021, Table 4
Student Generation Rates: K-5 (0.15), 6-8 (0.05), K-8 (0.20)

Table 12
Rio School District Classroom Capacities

Grade Level	2020/21 Enrollments	2020/21 Capacity	Available Capacity
K-5	3,410	3,353	-57
6-8	1,798	1,532	-266
Total K-8	**5,208**	**4,885**	**-323**

Source: Rio School District Developer Fee Justification Study, April 2021, Table 2

Oxnard Union High School District has seven existing high schools, plus an independent study school and a continuation school. The high schools nearest to RiverPark are Oxnard High School, Pacifica High School and Rio Mesa High School. All three of these high schools have student enrollment in excess of their original facility capacity and portable classrooms are in use to accommodate part of their current enrollment. The Oxnard Union High School District has acquired land and is planning a new eighth high school southeast of N. Rose Avenue and Caesar Chavez Drive. Based on the Oxnard Union High School District's current student generation factors, the 1,025 additional residential units that would be permitted would generate 62 additional high school students, as shown in **Table 13: Oxnard Union High**

School District Student Generation.[16,17] Development of any of the other scenarios in **Table 5** would generate fewer students.

Table 13
Oxnard Union High School District Student Generation

Scenario	Number of Units	Projected Students 9-12
District B, C & D	1,025	62
Districts B & C	613	37
Districts C & D	692	42
Districts B & D	745	45
District B	333	20
District C	280	17
District D	412	25

Source: Oxnard Union High School District Developer Fee Justification Study, Sage Institute Inc., August 2020
Student Generation Rate: 0.06

Table 14: Oxnard Union High School District Classroom Capacities, shows the current capacities for each school within the OUHSD. Potential available school capacity for students generated by new residential development is determined by overlaying the District 2019/20 California Basic Educational Data (CBED) enrollments of grades 9-12 with the District 2020 capacity. As shown in the **Table 14**, the District 2019-20 enrollments for grades 9-12 exceeds capacity by 1,857 students.

Table 14
Oxnard Union High School District Classroom Capacities

Grade Level	2019-20 CBED	2020 Capacity	Available Capacity
9-12	17,901	15,324	**-1,857**

Source: Oxnard Union High School District Developer Fee Justification Study, Sage Institute Inc., August 2020

To offset the need for additional school facilities generated by residential development, Government Code Section 65995(b) establishes the base amount of allowable developer fees a school district can collect from development projects located within its boundaries. The fees obtained by the local districts are used to maintain the desired school capacity and the maintenance and/or development of new school

16 Oxnard Union High School District, *Developer Fee Justification Study*, August 2020.
17 OUHSD generation factor based off of 0.06 students per multifamily residential unit for grades 9 through 12.

facilities. These fees would be paid for the additional residential units to the Oxnard Union High School District. Pursuant to Section 65995(3)(h) of the California Government Code (SB 50, chaptered August 27, 1998), the payment of statutory fees "is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization." Any need for additional school facilities in the Rio School District will be mitigated by the payment of school fees or through an amendment to the existing RiverPark school mitigation agreement. Therefore, impacts to local public schools as a result of the Project would be less than significant and no revised mitigation measures are required.

Development of any of the other scenarios presented in **Table 5** would generate fewer students than development of the proposed residential units in Districts B, C & D as shown by **Tables 11 and 13**. Any scenario that includes residential development would be required to provide developer fees to the school district in order to maintain the desired school capacity and the maintenance and/or development of new school facilities.

3.11 FIRE PROTECTION

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.

Analysis of Proposed Specific Plan Amendment

The original RiverPark Specific Plan allowed development of up to 2,761 dwelling units, along with commercial buildings and school facilities. Over time, amendments to the Specific Plan have modified the maximum allowable development to allow for the development of 1,467,342 square feet of commercial uses and 3,043 residential units. To date 1,447,342 square feet of commercial and 3,003 residential units have been built and/or approved. New development proposed by the Specific Plan amendment allows a residential development option of 1,025 additional residential units that would require emergency fire protection and medical services. If chosen, the residential development option under the proposed Specific Plan amendment would decrease the amount of commercial development and increase the number of multifamily units within the Specific Plan Area. An increase in calls for service could result from the additional residential units. It is anticipated that demands for fire protection service would increase above current levels under the proposed Specific Plan amendment, as up to 1,755 additional residents would reside in the Specific Plan Area. Expected calls for service of residential occupancies are ten times greater than commercial occupancies. Adequate service can be provided, however, from the fire station built to serve RiverPark. In addition, the City formed a Community Facilities District RiverPark to provide funding for public safety costs.

Fire protection services in the RiverPark Specific Plan Area is provided from the City Fire Station No. 7, located at 3300 Turnout Circle in RiverPark on the northwest corner of Vineyard Avenue and Thames River Dr. 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.

The Ventura County Local Agency Formation Commission 2018 Municipal Services Review for the City reported that the City employed 0.67 firefighters per 1,000 residents, an increase from the ratio of 0.48 firefighters per residents in 2000. Oxnard's current ratio is one firefighter per approximately 1,693 residents. The National Fire Protection Association (NFPA) recommends one fire station for every 15,000 residents. The NFPA recommends each fire station service approximately 15,000 residents. Oxnard's eight fire stations served approximately 26,000 residents per station.

The Oxnard Fire Department uses several metrics to determine that the City's emergency units are appropriately placed throughout the City including average first response travel time and average turnout time for medical and nonmedical calls.[18] The average first response travel time is the amount of time it takes for a unit to drive to the call location for a Code 3 response where units have lights and sirens

18 Oxnard Fire Department, *Fire Statistics*, https://www.oxnard.org/fire-department/oxnard-fire-statistics/. Accessed December 2021.

indicating to the public to pull over to the right. The travel time goal is 4 minutes (240 seconds). This goal was established, as the time goal for travel time plus turnout time should put a fire unit at any location in the City in about 5 minutes. From January through October 2020, Fire Station No. 7 achieved this goal approximately 36 percent of the time for 473 service calls with an average travel response time of approximately 5.3 minutes (319 seconds).[19] All locations in RiverPark are within 1.25 miles of Fire Station No. 7, which results in the response time being well within the 4 minute goal.

For these reasons, the proposed Specific Plan Amendment would not result in any new or substantially more severe significant impacts and no mitigation measures are required.

Fire services provided by Fire Station No. 7 would be adequate for development of any of the scenarios identified in **Table 5.** Residential and commercial development would be adequately served in each district and response time would be well within the City's goal for travel time. As development of the residential development option in all three districts would result in the greatest number of additional residents, any combination of commercial and residential development within the three districts would be within the NFPA recommendation of one fire station per 15,000 residents. For these reasons, any of the potential development scenarios would have less than significant impacts to fire services.

3.12 POLICE PROTECTION

Summary of Analysis in the Final EIR and Subsequent Addendums

Law enforcement and police protection services are provided to the City and the Project 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 flagmen and other 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

19 City of Oxnard, *Average First Response Travel Time,* https://www.oxnard.org/average-first-response-travel-time/. Accessed December 2021.

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 the RiverPark Project, the Oxnard Police Department determined additional police personnel would be required to provide police services to the Project. 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 Community 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. No significant impacts to police services were identified in the Final EIR. 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 unavoidable significant impacts to police protection were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

Analysis of Proposed Specific Plan Amendment

The proposed Specific Plan amendment would allow a residential development option. If chosen, a decrease in the amount of commercial development and increase in the amount of multifamily residential development within Districts B, C and D would occur. The 1,025 units the Specific Plan Amendment would result in a projected increase in population of approximately 1,755.[20] At an estimated rate of 0.4 service calls per capita, the total increase in annual service calls from the additional residential units would be 702 calls. This increase would be offset by the reduction in calls for service from the reduction in the amount of commercial development of approximately 562,000 square feet. The potential increase in calls for service is not substantial in relation to the calls for service estimated in the Final EIR for RiverPark.

In addition, 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. The City also formed a Community Facilities District RiverPark to provide funding for public safety costs. For these reasons, the proposed Specific Plan Amendment would not result in any new or substantially more severe significant impacts and no revised mitigation measures are required.

The estimated number of calls for all of the residential development options in **Table 5** would not be substantial in relation to the calls for service estimated in the Final EIR for RiverPark. As stated in the Final EIR for the Specific Plan, a fiscal impact study found that the revenues accrued to the City's General Fund

20 RCLCO Real Estate Consulting, Occupancy Characteristics Memorandum, October 6, 2021.

from sales taxes, property taxes, etc., would provide the funds needed for police service. These revenues would be collected from residences as well as commercial uses if any options presented in **Table 5** were to be developed. Therefore, development of any of these scenarios would not require a significant increase in police services and taxes provided from operation of these uses would be sufficient to fund the City's General Fund to create additional police facilities.

3.13 PARKS AND RECREATION

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 3,145 residential units. This increase in residential units proposed would increase the residential population within the Specific Plan Area. If all 340 additional dwelling units allowed by the proposed Specific Plan amendment were built, the projected increase in population would be approximately 874 persons. When added to the Adopted population estimate of 7,220 persons for the adopted Specific Plan, the total population in the Specific Plan area would be 8,094 persons. This additional population would increase the demand for parks within the Specific Plan area. Using this standard, the proposed Specific Plan amendment would require approximately 12 acres of Neighborhood Park space and 12 acres of Community Park space.

The Specific Plan included a variety of parks and open space areas. Three neighborhood parks are proposed within the Residential Planning Districts. In total, approximately 13 acres of neighborhood parkland will be provided. This amount exceeds the 12 acres required under the City's planning standards for neighborhood parks. 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. No update to this analysis or conclusions was provided in any subsequent addendums.

Analysis of Proposed Specific Plan Amendment

This increase in residential units proposed would increase the residential population within the Specific Plan Area. Since the Specific Plan was originally adopted, it has been amended to allow the development of up to 3,043 residential units, which was less than the specific plan amendment analyzed in Addendum 12. The proposed Specific Plan Amendment would allow the option to increase the maximum number of residential units allowed in the Specific Plan Area to 4,068 units while subsequently reducing commercial square footage allowed in the selected District.

The current City standard for total developed acres of parkland is 3.0 acres per 1,000 population, as established by the Quimby Act. Individual standards for Neighborhood and Community Parks are 1.5 acres per 1,000 population. Using this standard, with the proposed Specific Plan amendment, approximately 16 acres of Neighborhood Park space and 16 acres of Community Park land would be required.

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. In addition, the proposed Specific Plan Amendment would be consistent with the goals and policies of the Parks and Recreation Element Plans and Policies of the General Plan. Therefore, impacts would remain less than significant and no mitigation measures are required.

Development of residential uses in all three Districts (B, C and D) would generate the greatest increase in residents. The other development scenarios in **Table 5** would include fewer residential units and would generate fewer new residents and lower demand for parks.

3.14 SOLID WASTE MANAGEMENT

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 wastes. 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 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.

Based on available and planned landfill capacity, this impact was determined to be less than significant, and no mitigation measures were identified in the Final EIR or subsequent addendums. No additional updates to this analysis or conclusions was provided in any subsequent addendums.

Analysis of Proposed Specific Plan Amendment

Construction

Solid waste generated by construction of the uses allowed by the Specific Plan would increase with all residential option selected. The Final EIR estimated the amount of solid waste generated by construction based on 15 cubic yards of waste per residential unit, and 70 cubic yards of waste for every 20,000 square feet of commercial land use. The reduction in the amount of commercial development would reduce construction waste by 1,969 cubic yards while the increase in residential units would increase construction waste by 15,375 cubic yards as shown in **Table 15: Construction Solid Waste Generation**, resulting in an overall net increase of 13,406 cubic yards.

Given the present and expected future availability of landfill space at the Simi Valley and Toland Road Landfills, the incremental nature of solid waste generated during construction, and the recycling of waste at the MRF, capacity would remain to accept the incremental increase in solid waste generated by the proposed Specific Plan amendment. Therefore, impacts would remain less than significant and no mitigation measures are required.

The scenarios presented in **Table 5** would generate lower volumes of construction waste than implementation of the residential option in all three districts as shown in **Table 15**. As such, development of any scenario presented in the table would not generate more waste and impacts would not be significant.

Table 15
Construction Solid Waste Generation

Scenario	Commercial (cubic yards)	Residential (cubic yards)	Total
District B, C & D	0	15,375	15,375
Districts B & C	791	9,195	9,986
Districts C & D	640	10,380	11,020
Districts B & D	538	11,175	11,713
District B	1,329	4,995	6,324
District C	1,431	4,200	5,631
District D	1,177	6,180	7,357

Source: Meridian Consultants, LLC., 2021

Operation

With the residential development option selected, once developed and occupied the 1,025 additional multifamily residential units would generate 1,199 tons per year of solid waste based on the solid waste generation factor in the Final EIR[21] 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. This would be a reduction in the amount of solid waste generated when compared to the approved Specific Plan as evaluated in the Final EIR.[22] Waste composition is expected to consist of cardboard and plastic materials used in product packaging, along with aluminum cans, glass, food wastes, and landscape green trimmings. Based on available and planned landfill capacity, impacts would remain less than significant and no mitigation measures are required.

Development of the scenarios presented in **Table 5** would include development of commercial and residential uses within Districts B, C and D. Solid waste generated by the development of any of these scenarios would be similar. Scenario C would generate the most solid waste during operation with approximately 100 tons/year more than implementing the residential development option in Districts B, C and D as shown in **Table 16: Operational Solid Waste Generation**. This is a negligible increase in solid waste and waste diversion to the City's Del Norte MRF is not included in this factor. Given the present and expected future availability of landfill space at the Simi Valley and Toland Road Landfills and the recycling of waste at the MRF, capacity would be available to accept the incremental increase in solid waste generated by the scenarios. No additional mitigation measures are needed and no further analysis is required.

21 Generation factor of 1.17 tons/year multiplied by 1,025 multifamily residential units.
22 Generation factor of 0.0024 tons/year multiplied by 1,536,000 square feet of commercial uses.

Table 16
Operational Solid Waste Generation

Scenario	Commercial (tons/year)	Residential (tons/year)	Total
District B, C & D	0	1199	1,199
Districts B & C	543	717	1,260
Districts C & D	439	810	1,248
Districts B & D	369	872	1,240
District B	911	390	1,301
District C	981	328	1,309
District D	807	482	1,289

Source: Meridian Consultants, LLC., 2021

3.15 LIBRARY SERVICES

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 the fiscal impact study conducted for the proposed Specific Plan, approximately 7,718 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. In 2011, Addendum 12 was processed to allow for an increase in the number of dwelling units within the Specific Plan area to allow for a maximum of 3,145 units and reduce the maximum amount of commercial development by approximately 407,000 square feet. The addendum estimated that this would result in 8,094 new residents that would be generated by buildout of the proposed amendment. 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 are expected 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.

Analysis of Proposed Specific Plan Amendment

The proposed Specific Plan amendment would allow the development of an additional 1,025 multifamily residential units with an associated increase of 1,755 additional residents.[23] 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.

The adopted Specific Plan amendment 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 and impact fees for Cultural and Recreational Facilities. 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 proposed Specific Plan amendment. 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 are expected as the cost to operate and maintain library services to the site would be covered by established funding sources. Therefore, impacts would be less than significant and no mitigation measures are required.

Development of any of the scenarios presented in **Table 5** would be subject to impact fees which would go towards the City's General Fund and provide funding for additional library services. Additionally, sales taxes, property taxes, etc., collected from the development of residential and commercial mixes would meet the capital outlay for library service as well as fully funding all other necessary urban services required by the proposed Specific Plan amendment. As such, development of any of these scenarios would not result in new or substantially more severe significant impacts.

3.16 STORMWATER DRAINAGE

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 the 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 accepts runoff from areas to the north and east of the Specific Plan Area totaling approximately 500 acres.

23 RCLCO Real Estate Consulting, Occupancy Characteristics Memorandum, October 6, 2021.

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 RiverPark 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 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.

Analysis of Proposed Specific Plan Amendment

Substantial portions of the planned drainage system within the Specific Plan Area have been constructed. The proposed Specific Plan amendment would change the allowed uses in the central portion of the community but would not change the street or drainage system. The Specific Plan drainage system is designed to provide water quality treatment of all storm flows from on-site areas and a portion of off-site tributary areas. As the drainage system has adequate capacity for on- and off-site runoff, the change from commercial uses to high-density residential uses would also not change the drainage characteristics of the affected portions of the Specific Plan Area substantially as commercial and high-density residential uses have similar site coverage characteristics.

Flood protection from the Santa Clara River is provided by the existing Santa Clara River Levee. This levee, approximately 4.75 miles in length, consists of a stone-faced compacted earth embankment protected by stone revetment, a stone toe, and groins. Drainage inlet structures are provided through the levee to allow drainage into the river. The Ventura County Watershed Protection District is responsible for the operation and maintenance of the levee, which was originally constructed by the Army Corps of Engineers.

The Federal Emergency Management Agency (FEMA) reviews and certifies the adequacy of levees to provide flood protection as part of the process of determining flood risks and preparing Flood Insurance Rate Maps (FIRMs) under National Flood Insurance Program. In 2005, FEMA initiated a nationwide effort to verify the certification status of all levees currently identified as providing flood protection on FIRMs. As part of this process, FEMA established a two-year Provisionally Accredited Levee (PAL) designation process. This process allows local agencies two years to provide FEMA with a levee certification report providing technical documentation confirming the levee meets FEMA levee certification standards. The Santa Clara River Levee was provisionally accredited under this program.

The Ventura County Watershed Protection District completed an evaluation report on the Santa Clara River Levee in February 2009. This report concluded the levee may meet FEMA certification standards, but additional data or documentation were required.

The Ventura County Watershed Protection District has completed studies for improvements to the levee and an Interim Risk Reduction Measures Plan to manage potential flooding risks until improvements to the levee are funded and completed.

The current FEMA Flood Insurance Rate Map (FIRM) that includes RiverPark shows portion of RiverPark are located in Flood Zone X, which is an area of reduced or residual flood risk due to protection from a levee. Planning Area B is within Flood Zone X. Planning Areas C and D are not located in this zone.

A Conditional Letter of Map Revision (CLOMR) is currently being processed with FEMA for the Village (Wagon Wheel) Specific Plan project located across the Ventura Freeway from RiverPark. The hydrology modeling completed for this CLOMR indicates that the future base flood elevation on the riverine side of the Santa Clara River levee that would affect Planning Area B is between 76.8 feet on the southern edge of this planning area to 77.6 feet in the central portion of this planning area. The elevation of the Santa Clara River Levee in this area is approximately 80 feet, sufficient in height to provide adequate flood control protection for Planning Area B. Planning Area B is also potentially subject to floodwater from south of the freeway on Ventura Road. Construction of the finished floor of any residential buildings above 78.8 feet on the southern edge of this planning area to 79.6 feet in the central portion of this planning area will avoid any potential flood risks. As individual development projects are proposed over time, potential flooding issues will be addressed based on the best available flood hazard information available at the time of submittal.

No new significant or substantial increase in the severity of flood impacts would result from the Specific Plan Amendment, which would permit the additional multifamily residential development in option Planning Areas B, C and D and no mitigation measures are required.

As stated above, the existing drainage system within the Specific Plan Area has adequate capacity for on- and off-site runoff. Development of any of the scenarios in **Table 5** would have similar site coverage characteristics. Districts C and D, as stated above, are not located within an area of reduced or residual flood risk.

3.17 WATER SUPPLY AND DISTRIBUTION

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 1,492 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 RiverPark 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 multiyear 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 RiverPark 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 RiverPark 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 and no mitigation measures were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

Analysis of Proposed Specific Plan Amendment

As required by State law, the City updates is Urban Water Management Plan every 5 years. The City's current Draft 2020 UWMP, updated as of October 2021, reported the total volume of potable water distributed by the City to its service area in 2020 was approximately 25,885 acre-feet per year (afy).[24] The City's water supply sources continue to consist of imported water purchased from the Calleguas Municipal Water District (about 27 percent of the City water supply; 7,060 afy in 2020); groundwater from the United Water Conservation District (about 39 percent of the City supply; 10,074 afy in 2020) and groundwater pumped from City-owned wells (about 30 percent of the City supply; 7,744 afy in 2020).

Other programs within the City provide additional smaller amounts of water. These include the Advanced Water Purification Facility (AWPF), which is part of the City's wastewater treatment system and uses Reverse Osmosis technology to produce treated wastewater that can be recycled for irrigation and other uses to offset the demand for potable water. The Calleguas Municipal Water District participates in this program by conveying treated wastewater from the City AWPF to agricultural customers for irrigation in lieu of groundwater pumping. As of 2020 the AWPF has the capability to produce about 7,000 afy. This

24 City of Oxnard, Draft 2020 Urban Water Management Plan (October 2021), https://www.oxnard.org/city-department/public-works/water/uwmp/. Accessed December 2021.

effort is part of the City's Groundwater Recovery Enhancement and Treatment (GREAT) program. In coordination with other service providers in the region (including Pleasant Valley County Water District, Port Hueneme Water Agency, and UWCD, the GREAT program is a regional effort that will assist in aquifer restoration and in achieving the groundwater allocation restrictions imposed by the FCGWMA. Another component of the City's GREAT program is its desalinization plant, or Desalter #1. This plant treats brackish groundwater and works in conjunction with the AWPF described above and the City's groundwater injection well as part of the larger aquifer or groundwater management system. At the present time, expansion of the desalinization program to treat seawater is not considered financially feasible.

The reduction in the amount of commercial development and the increase in multifamily residential development would result in a net decrease in water demand. As shown in **Table 17: Estimated Water Demand**, the 562,000 square foot reduction in commercial development would reduce water demand by 113.4 afy, while the increase in multifamily residential development of 1,025 units would increase demand by 108.0 afy, resulting in net decrease in water demand of 5.4 afy.

Table 17
Estimated Water Demand

Scenario	Land Use		Change in Annual Commercial Demand (af)	Change in Annual Residential Demand (af)	Annual Net Change (af)
	Commercial (ksf)	Residential			
District B, C & D	-562,000	+ 1,025 units	-113.4	108.0	**-5.4**
Districts B & C	-336,377	+ 613	-67.8	64.6	**-3.2**
Districts C & D	-379,727	+ 692	-76.6	72.9	**-3.7**
Districts B & D	-408,810	+ 745	-82.4	78.5	**-3.9**
District B	-182,730	+ 333	-36.8	35.1	**-1.8**
District C	-153,647	+ 280	-31.0	29.5	**-1.5**
District D	-226,080	+ 412	-45.6	43.4	**-2.2**

Source: Draft 2020 Urban Water Management Plan (October 2021).
*Notes: *Commercial Generation – 180 GPD/ksf; Residential Generation – 55 GPD*
**Average household of 1.71 multiplied by number of residential units*
**+3 AFY added to indoor water demand for outdoor landscape water demand*
af = acre-feet (325,900 gallons)
Ksf = thousand square feet

As total water demand would be reduced, no new significant impacts to water supply or service will result from the proposed Specific Plan Amendment and no mitigation measures are required.

As shown in **Table 17**, development of any of the potential development scenarios would not generate a significant change in water demand and all would result in a decrease in overall water demand.

3.18 WASTEWATER SERVICE

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 780,000 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 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. 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 subsequent addendums.

Analysis of Proposed Specific Plan Amendment

All of the proposed sewer lines within the Specific Plan Area have been sized to accommodate the wastewater generated by the uses as permitted by the Specific Plan as originally approved. Any change in development in the Specific Plan Area would require a study verifying downstream sewer capacity is adequate to serve sewer discharge demands. As shown in **Table 18: Estimated Wastewater Generation**, the reduction in the amount of commercial development by 562,000 square feet and the increase in multifamily residential development by 1,025 units would result in a net decrease in the amount of wastewater generated by the RiverPark Specific Plan Project of approximately 4,032 gallons per day. The annual net water demand is divided by the flow rate to show estimated use per unit and is further divided to produce annual number of gallons per unit per day. This totals approximately 83 percent wastewater generated.

No new significant impacts to wastewater collection and treatment would result from the proposed Specific Plan Amendment and no mitigation measures are required.

The estimated wastewater generation rate of 83 percent can be applied to each of the scenarios presented in **Table 5**. As illustrated in **Table 18**, implementation of the residential development option in all 3 districts would have the greatest change in water demand and the other potential development scenarios would require less water.

Table 18
Estimated Wastewater Generation

Scenario	Annual Water Demand (gpd)	Wastewater Generation (gpd)
District B, C & D	-1,765,874	-4,031.68
Districts B & C	-1,055,657	-2,410
Districts C & D	-1,191,820	-2,721
Districts B & D	-1,283,176	-2,930
District B	-572,959	-1,308
District C	-481,603	-1,100
District D	-709,122	-1,619

Source: Draft 2020 Urban Water Management Plan (October 2021).
*Notes: *Flow rate of 1.2 used for annual wastewater calculations – (Scenario annual water demand)/1.2/365*

3.19 ENERGY

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 Specific Plan as analyzed in the certified Final EIR was estimated at approximately 60 million kilowatt-hours (kWh) per year and approximately 65 million kilowatt-hours per year for the Specific Plan as amended in June 2012 ("Adopted Specific Plan") and analyzed in Addendum 12. 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 Specific Plan as analyzed in the certified Final EIR was estimated to be approximately 285.5 million cubic feet (cf) per year and approximately 290.6 million cubic feet-per year for the Specific Plan as amended in June 2012 and analyzed in Addendum 12. 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. Despite this concern, production from lower 48 states is expected to increase from 17.1 trillion cf in 1994 to 36.1 trillion cf in 2021.[25]

Because the RiverPark 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 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.

25 US Energy Information Administration.

Analysis of Proposed Specific Plan Amendment

To account for current energy standards, updated energy demand estimates for the land uses allowed by the Original Specific Plan and proposed Specific Plan Amendment contained in the CalEEMod air emissions modeling are used in this analysis. The 562,000 square foot reduction in the amount of commercial development and 1,025 unit increase in residential development would decrease demand compared to the land uses allowed by the Adopted Specific Plan by 796,105 kWh per year, as shown in **Table 19: Electricity Demand** and a greater decrease from the approximately 65 million kilowatt-hours per year estimate in Addendum 12 for the Adopted Specific Plan. This represents a decrease of 1.6 percent from the 50,904,039 kWh per year electrical demand estimate for the Project under the adopted Specific Plan.

Table 19
Electricity Demand

Scenario	Quantity (kWh/year)
Adopted Specific Plan[a]	50,904,039
Proposed Specific Plan Amendmenta	50,107,934
Difference from Adopted Specific Plan	**-796,105**

kWh = kilowatt-hours
*[a] Energy calculations are provided in **Appendix C**.*

This decrease in electrical demand can be accommodated by Southern California Edison. In addition, individual building projects within the Specific Plan Area would be required to comply with the Energy Building Regulations adopted by the California Energy Commission (Title 24 of the California Administrative Code), which have been upgraded since preparation of the Final EIR. For these reasons, no new significant impacts on electrical supply or service will result from the Specific Plan Amendment as proposed.

The 562,000 square foot reduction in the amount of commercial development and 1,025 unit increase in residential development with the residential development option chosen would incrementally increase annual natural gas demand compared to the Adopted Specific Plan by 14,798,510 cf per year, as shown in **Table 20: Natural Gas Demand**.

This represents an incremental increase of 20.1 percent from the 73.5 million cubic feet (mcf) per year natural gas demand estimate for land uses allowed by the Adopted Specific Plan. Overall, natural gas demand would be much less than identified in the Final EIR and Addendum 12 as a result of increased efficiency due to changes in energy efficiency standards. The proposed land uses in the Specific Plan Area

would be within the service capacity of SoCalGas which is anticipated to have an available capacity of approximately 3,225 mcf of natural gas per day (or 1,177,125 mcf per year) in 2028, which is assumed as the year the Specific Plan would build out.[26] Furthermore, the future uses on the Project site would be required to comply with Title 24 of the California Administrative Code. As such, no new significant impacts to natural gas service would result and no mitigation measures are required.

Table 20
Natural Gas Demand

Scenario	Quantity (cf/year)
Adopted Specific Plan[a]	73,492,310
Proposed Specific Plan Amendment[a]	88,290,820
Difference from Adopted Specific Plan	**14,798,510**

cf = cubic feet
*[a]Energy calculations are provided in **Appendix C**.*

Development of the proposed scenarios presented in **Table 5** would consist of include commercial and residential development in Districts (B, C and D). All three districts are currently designated for commercial and some residential uses. Future projects within the Specific Plan Area in Districts B, C and D would be within the long-term source and distribution planning of SoCal Gas and 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.

3.20 CULTURAL RESOURCES

Summary of Analysis in the Final EIR and Subsequent Addendums

Archeological and historic resource surveys of the Specific Plan Area were completed. 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.

26 California Gas and Electric Utilities, *2020 California Gas Report,* Accessed December 2021, https://www.socalgas.com/sites/default/files/202010/2020_California_Gas_Report_Joint_Utility_Biennial_Comprehensive_Filing.pdf.

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 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 an unavoidable significant impact of the Project and no update to this analysis or conclusions was provided in any subsequent addendums.

Analysis of Proposed Specific Plan Amendment

Mass grading of the Specific Plan Area has been completed and all mitigation measures related to cultural resources have been implemented. Any additional ground disturbances would be subject to the mitigation measures identified in the Final EIR. The proposed change in land uses in portions of the Specific Plan Area will not, therefore, result in any new or substantially more severe impacts to cultural resources and no revised mitigation measures are required.

Development within Districts B, C and D with any of the scenarios in **Table 5** would be subject to the mitigation measures identified in the Final EIR. As such, the combinations of residential and commercial development would not create significant impacts to cultural resources and no further analysis is required.

3.21 HAZARDS

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 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 unavoidable significant hazardous impacts were identified in the Final EIR. No update to this analysis or conclusions was provided in any subsequent addendums.

Analysis of Proposed Specific Plan Amendment

As noted above, the hazards potentially located within the boundaries of the Specific Plan Area 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 on the site. The proposed Specific Plan amendment would not place people or structures within areas not previously analyzed in the Final EIR. In addition, no new types of land uses are proposed by the amendment. The mitigation measures identified in the Final EIR are applicable, and no new or substantially more severe hazardous material impacts would occur as a result of the proposed Specific Plan Amendment and no revised mitigation measures are required.

Development of any of the scenarios identified in **Table 5** would be subject to the mitigation measures subject to hazardous materials as stated in the Final EIR which would mitigate all potentially significant hazardous impacts to less than significant.

3.22 WILDFIRE

This topic was not on the CEQA initial study checklist when the Certified Final EIR was prepared, and for this reason, no analysis was included in the Certified Final EIR. Analysis of the currently adopted Specific Plan is provided below to serve as comparative analysis.

Analysis of Adopted Specific Plan

The Specific Plan Area is located within an area designated as a low wildland fire hazard area, therefore no significant risks from wildland fires are anticipated.[27] The Specific Plan Area is surrounded by urban development toward the south, east, and northwest. The Santa Clara River lies directly to the west, separated from the Specific Plan Area by an existing levee. North of the Specific Plan Area mine pits, industrial uses, and a detention center.

The developed areas around the Specific Plan Area would mitigate potential wildfire risk. A change in elevation provided by the Santa Clara River west of the Specific Plan Area would act as a natural a buffer from potential wildfire risk. The river contains moderate amounts of native riparian vegetation dispersed along braided river channels which would not pose a significant fire risk. Mine pits and industrial uses would not pose any potential wildfire risks to the Specific Plan Area. The proposed change in land uses in portions of the Specific Plan Area will not, therefore, result in any new or substantially more severe impacts to wildfire and no mitigation measures are required.

Analysis of Proposed Specific Plan Amendment

As noted above, the Specific Plan Area is not located in an area where significant risks from wildland fires are anticipated. The proposed Specific Plan amendment would not place people or structures within areas not previously analyzed in the Final EIR. In addition, no new types of land uses are proposed by the amendment. No new or substantially more severe wildfire impacts would occur as a result of the proposed Specific Plan Amendment and no additional mitigation measures are required. No update to this analysis or conclusions was provided in any subsequent addendums.

Development of any of the commercial and residential use options identified in **Table 5** would involve development of sites in low wildland fire hazard areas. As such, any combination of commercial and residential development in Districts B, C, and D would result in less than significant wildfire impacts.

27 Fire Hazard Severity Zones in SRA – Ventura County, Cal Fire, November 7, 2007, https://osfm.fire.ca.gov/media/6848/fhszs_map56.pdf. Accessed December 2021.

3.23 TRIBAL CULTURAL RESOURCES

This topic was not on the CEQA initial study checklist when the Certified Final EIR was prepared, and for this reason, no analysis was included in the Certified Final EIR. Analysis of the currently adopted Specific Plan is provided below to serve as comparative analysis.

Analysis of Adopted Specific Plan

As discussed above under Section 3.20: Cultural Resources, archeological resource surveys of the Specific Plan Area were completed. No new sites were discovered during the Phase I survey and no sites of any kind had been previously recorded within the study area or adjacent properties. However, a low density, mixed scatter of historical debris, possibly dating between 1879 and 1884, was found in the southeastern extreme of the study area, 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.

This area lacked historical remains in sufficient quantity and with adequate integrity to warrant the recording of historical site; however, it is possible that a buried archaeological deposit may have been present at this location. Development of the proposed Project would result in grading and earthwork at this location that may have impacted a potential archaeological deposit. Mitigation measures were identified in the Final EIR to mitigate all potentially significant impacts to cultural resources to a less than significant level and no unavoidable significant impacts to cultural resources were identified in the Final EIR. These mitigation measures would also apply to tribal cultural resources. No update to this analysis or conclusions was provided in any subsequent addendums.

Analysis of Proposed Specific Plan Amendment

As discussed above under Section 3.20: Cultural Resources, mass grading of the Specific Plan Area has been completed and all mitigation measures related to cultural resources that have been implemented would apply to any tribal cultural resources. The proposed change in land uses in portions of the Specific Plan Area will not, therefore, result in any new or substantially more severe impacts to tribal cultural resources and no revised mitigation measures are required.

Development within Districts B, C and D would be subject to the mitigation measures identified in the Final EIR. For this reason, any combination of commercial and residential development in Districts B, C, and D would result in less than significant impacts.

APPENDIX A

Traffic Impact Analysis

MEMORANDUM

TO: Ann Walsh, Shea Properties

FROM: Sean Mohn, Casey Le, P.E., and Janet Ye, EIT

DATE: December 2, 2021

RE: Traffic Impact Assessment for the
Proposed Oxnard RiverPark Specific Plan Amendment 2021
Oxnard, California **Ref:** J1031c

The RiverPark Specific Plan, as originally adopted and analyzed in the City of Oxnard's (City) certified Final Environmental Impact Report (EIR) for the RiverPark Project, allowed the development of up to 2,805 residential units and 2.485 million square feet of commercial development (Original RiverPark Specific Plan).

Since the certification of this Final EIR, a series of amendments to the Original RiverPark Specific Plan have been approved and adopted by the City. Addendum 12 to the RiverPark Final EIR evaluated the latest amendment to the Original RiverPark Specific Plan involving changes to the land use program. With approval of this amendment in June 2012, the Adopted RiverPark Specific Plan allows the development of up to 3,043 residential units and 2.089 million square feet of commercial uses.

An amendment is currently proposed that would allow the option of developing additional residential units in three of the commercial/mixed-planning districts within the Adopted RiverPark Specific Plan. This proposed amendment would increase the amount residential units allowed to 4.068 units and decrease the amount of commercial development permitted to 1.536 million square feet.

Gibson Transportation Consulting, Inc. (GTC) conducted a traffic impact assessment to determine whether any new significant traffic impacts or substantial increases in the severity of previously identified significant impacts in the City's certified Final EIR for the Original RiverPark Specific Plan would result from the currently proposed amendment to the Adopted RiverPark Specific Plan. This memorandum summarizes the results of the assessment.

PROJECT DESCRIPTION

The Oxnard RiverPark Specific Plan established a series of planning districts for the purposes of regulating land uses within the Specific Plan area.

The program of land uses allowed by the Original RiverPark Specific Plan as evaluated in the certified Final EIR and the proposed Oxnard RiverPark Specific Plan Amendment 2021 and the proposed Oxnard Riverpark Specific Plan Amendment 2021 are detailed below.

Original Oxnard RiverPark Specific Plan

Planning Districts A, B, & C
- 440 Apartments
- 360,000 square feet (sf) of Retail (Regional Commercial)
- 320 Hotel Rooms
- 421,000 sf of Office

Planning District D – The Collection
- 300 Apartments
- 1,129,000 sf of Retail (Regional Commercial)
- Park (3.5 acres)

Planning District E
- 40,000 sf of Retail (Regional Commercial)
- 8,000 sf of Light Industrial

Planning District F
- 328 Multi-Family Residential Units
- 140 Apartments
- 5,000 sf of Retail (Neighborhood Commercial)
- Park (10.1 acres)

Planning District G
- Elementary School (538 Students)
- 415 Multi-Family Residential Units
- 15,000 sf of Retail (Neighborhood Commercial)
- Park (2.8 acres)

Planning District H
- 460 Single-Family Residential Units
- Park (3.3 acres)

Planning District I
- 159 Single-Family Residential Units
- 318 Multi-Family Residential Units
- 10,000 sf of Retail (Neighborhood Commercial)
- Park (13.8 acres)

Planning District J
- 130 Single-Family Residential Units
- 28 Multi-Family Residential Units
- 10,000 sf of Retail (Neighborhood Commercial)
- Elementary/Middle School (1,145 Students)
- Park (10.0 acres)

Planning Districts K, L, M

- 74 Single-Family Residential Units
- 13 Multi-Family Residential Units
- 5,000 sf of Retail (Neighborhood Commercial)
- Fire Station (19,000 sf)
- Open Space (226.0 acres)

Proposed Oxnard Riverpark Specific Plan Amendment 2021

Planning Districts A, B, & C

- 1,053 Apartments
- 75,267 sf of Retail (Regional Commercial)
- 320 Hotel Rooms
- 421,000 sf of Office

Planning District D – The Collection

- 924 Apartments
- 812,060 sf of Retail (Regional Commercial)
  Park (3.5 acres)

Planning District E

- 46,000 sf of Retail (Regional Commercial)
- 8,000 sf of Light Industrial

Planning District F

- 328 Multi-Family Residential Units
- 140 Apartments
- 5,000 sf of Retail (Neighborhood Commercial)
- Park (10.1 acres)

Planning District G

- Elementary School (538 Students)
- 415 Multi-Family Residential Units
- 15,000 sf of Retail (Neighborhood Commercial)
- Park (2.8 acres)

Planning District H

- 486 Single-Family Residential Units
- Park (3.3 acres)

Planning District I

- 159 Single-Family Residential Units
- 318 Multi-Family Residential Units
- 10,000 sf of Retail (Neighborhood Commercial)
- Park (13.8 acres)

Planning District J

- 130 Single-Family Residential Units
- 28 Multi-Family Residential Units
- 10,000 sf of Retail (Neighborhood Commercial)
- Elementary/Middle School (1,145 Students)
- Park (10.0 acres)

Planning Districts K, L, M

- 74 Single-Family Residential Units
- 13 Multi-Family Residential Units
- 5,000 sf of Retail (Neighborhood Commercial)
- Fire Station (19,000 sf)
- Open Space (226.0 acres)

TRAFFIC IMPACT ANALYSIS

To determine whether any new significant traffic impacts or substantial increases in the severity of previously identified significant impacts in the City's certified Final EIR for the Original RiverPark Specific Plan would result at any of the 30 study intersections evaluated in the Final EIR based on the proposed land use program revisions and the future Year 2030 intersection level of service (LOS) results documented in *Traffic Analysis for Oxnard Riverpark Specific Plan Amendment* for the Adopted Oxnard RiverPark Specific Plan, GTC conducted a comparative analysis of the Original Oxnard RiverPark Specific Plan land use program and the proposed Oxnard RiverPark Specific Plan Amendment 2021 land use program trip generation estimates.

Trip Generation Analysis

For the purposes of this analysis, the number of vehicle trips expected to be generated by each land use land use program were estimated based on the rates utilized within the Oxnard Traffic Model and/or the rates published in *Trip Generation, 10th Edition* (Institute of Transportation Engineers, 2017).

As detailed in Table 1, as analyzed in the Final EIR, the Original Oxnard RiverPark Specific Plan land use program would result in the following:

- 82,366 Daily Trips
- 4,710 AM Peak Hour Trips
- 7,749 PM Peak Hour Trips

As detailed in Table 2, the proposed Oxnard RiverPark Specific Plan Amendment 2021 land use program would result in the following:

- 73,057 Daily Trips
- 4,932 AM Peak Hour Trips
- 6,987 PM Peak Hour Trips

Based on the trip generation estimates detailed above, when compared to the Original Oxnard RiverPark Specific Plan land use program, as analyzed in the certified Final EIR, the proposed Oxnard RiverPark Specific Plan Amendment 2021 land use program would result in a reduction of 9,309 daily trips (approximately 11.3%) and 762 PM peak hour trips (approximately 9.8%), which is substantial, and an incremental increase of 222 AM peak hour trips (approximately 4.7%), which is effectively negligible from an analysis standpoint when considering the size of the study area and the resulting distribution of those trips across the 30 study intersections evaluated in the Final EIR.

Intersection Operating Conditions Analysis

As previously discussed, when compared to the Original Oxnard RiverPark Specific Plan, the proposed Oxnard RiverPark Specific Plan Amendment 2021 land use program would result significant daily and PM peak hour trip reductions, and an incremental AM peak hour trip increase of approximately 4.7%.

Based on the future Year 2030 intersection LOS results documented in *Traffic Analysis for Oxnard Riverpark Specific Plan Amendment* for the Original Oxnard RiverPark Specific Plan and detailed in Table 3, it is readily apparent that the proposed Oxnard RiverPark Specific Plan Amendment 2021 would not generate any new significant traffic impacts or substantially increase already identified significant impacts beyond those previously identified in the Final EIR, as the amount of additional trips required to yield those results is far in excess of the 4.7% increase associated with the AM peak hour trip generation estimates.

For comparative purposes, and in consultation with City of Oxnard staff, GTC also conducted an intersection LOS analysis at seven of the 30 study intersections evaluated in the Final EIR for Year 2019 conditions based on Year 2019 traffic volumes and intersection lane configurations. The peak hour intersection turning movement volumes, which were collected at each of the seven key intersections in September 2019, are provided in Attachment A.

As detailed in Table 3, the LOS results for all seven intersections are within the acceptable range (LOS C or better) based on City of Oxnard criteria and are generally consistent with the intersection LOS conditions forecasted in *Traffic Analysis for Oxnard Riverpark Specific Plan Amendment*, which further supports the assertion that analysis assumptions therein are still accurate and the conclusions are still valid. The LOS analysis worksheets are provided in Attachment B.

CONCLUSION

Based on the analysis results detailed above, it is our professional opinion that the proposed Oxnard RiverPark Specific Plan Amendment 2021 land use program would not generate any new significant traffic impacts or substantially increase already identified significant impacts beyond those previously identified in the Final EIR. Furthermore, based on the substantial daily and PM peak hour trip reductions, the proposed land use program would be significantly less impactful than the Original Oxnard RiverPark Specific Plan land use program, as analyzed in the certified Final EIR.

TABLE 1
TRIP GENERATION ESTIMATES - ORIGINAL OXNARD RIVERPARK SPECIFIC PLAN

TRIP GENERATION RATES										
Source (Oxard Traffic Model)	Land Use No.	Land Use Description	Rate	Daily	Morning Peak Hour			Afternoon Peak Hour		
					In	Out	Total	In	Out	Total
ITE (Single-Family Detached Housing)	1	Single-Family Residential	du	9.57	25%	75%	0.75	63%	37%	1.01
SANDAG (Condominium)	2	Multi-Family Residential	du	8.00	25%	75%	0.67	58%	42%	0.78
ITE (Apartment)	3	Apartment	du	6.72	20%	80%	0.51	65%	35%	0.62
ITE (Shopping Center)	7	Neighborhood Commercial	ksf	60.00	61%	39%	1.44	48%	52%	5.23
ITE (Shopping Center)	9	Regional Commercial	ksf	30.00	61%	39%	0.72	48%	52%	2.61
ITE (Hotel)	11	Motel/Hotel	rooms	8.17	61%	39%	0.56	53%	47%	0.59
ITE (100 TSF General Office Building)	12	Office	ksf	13.50	88%	12%	1.89	17%	83%	1.82
SANDAG (Government Office)	13	Government Office	ksf	30.00	90%	10%	2.70	30%	70%	3.60
SANDAG (Avg. of Industrial Park & Warehousing)	16	Light/General Industrial	ksf	6.50	76%	24%	0.76	29%	71%	0.86
ITE (Elementary School)	19	Elementary/Middle School	student	1.29	55%	45%	0.42	47%	53%	0.15
ITE (County Park)	26	Park	acre	2.28	100%	0%	0.01	33%	67%	0.06
Not Applicable	36	Open Space	acre	0.00	0%	0%	0.00	0%	0%	0.00

TRIP GENERATION ESTIMATES											
Planning District	TAZ No.	Land Use No.	Land Use Description	Size	Daily	Morning Peak Hour			Afternoon Peak Hour		
						In	Out	Total	In	Out	Total
A, B, C	229										
		3	Apartment	440 du	2,957	44	180	224	176	97	273
		9	Regional Commercial	360 ksf	10,800	158	101	259	450	490	940
		11	Hotel	320 rooms	2,614	109	70	179	99	90	189
		12	Office	421 ksf	5,684	699	97	796	131	636	767
			SUBTOTAL - [A, B, C]		**22,055**	**1,010**	**448**	**1,458**	**856**	**1,313**	**2,169**
D	259										
		3	Apartment	300 du	2,016	30	123	153	120	66	186
		9	Regional Commercial	1,129 ksf	33,870	497	316	813	1,411	1,535	2,946
		26	Park	3.5 acre	8	0	0	0	0	0	0
			SUBTOTAL - [D]		**35,894**	**527**	**439**	**966**	**1,531**	**1,601**	**3,132**
E	260										
		9	Regional Commercial	40 ksf	1,200	18	11	29	50	54	104
		16	Light/General Industrial	8 ksf	52	5	1	6	2	5	7
			SUBTOTAL - [E]		**1,252**	**23**	**12**	**35**	**52**	**59**	**111**
F	258										
		2	Multi-Family Residential	328 du	2,624	56	164	220	148	108	256
		3	Apartment	140 du	941	14	57	71	56	31	87
		7	Neighborhood Commercial	5 ksf	300	4	3	7	13	13	26
		26	Park	10.1 acre	23	0	0	0	0	1	1
			SUBTOTAL - [F]		**3,888**	**74**	**224**	**298**	**217**	**153**	**370**
G	261										
		19	Elementary School	538 students	694	124	102	226	38	43	81
			SUBTOTAL - [G]		**694**	**124**	**102**	**226**	**38**	**43**	**81**
G	262										
		2	Multi-Family Residential	415 ksf	3,320	71	208	279	187	137	324
		7	Neighborhood Commercial	15.00 ksf	900	13	8	21	38	41	79
		26	Park	2.8 acre	6	0	0	0	0	0	0
			SUBTOTAL - [G]		**4,226**	**84**	**216**	**300**	**225**	**178**	**403**
H	265										
		1	Single-Family Residential	460 du	4,402	87	258	345	294	170	464
		26	Park	3.3 acre	8	0	0	0	0	0	0
			SUBTOTAL - [H]		**4,410**	**87**	**258**	**345**	**294**	**170**	**464**
I	264										
		1	Single-Family Residential	159 du	1,522	30	89	119	101	60	161
		2	Multi-Family Residential	318 du	2,544	54	159	213	144	104	248
		7	Neighborhood Commercial	10 ksf	600	9	6	15	25	27	52
		26	Park	13.8 acre	31	0	0	0	0	1	1
			SUBTOTAL - [I]		**4,697**	**93**	**254**	**347**	**270**	**192**	**462**
J	263										
		1	Single-Family Residential	130 du	1,244	25	73	98	83	48	131
		2	Multi-Family Residential	28 du	224	5	14	19	13	9	22
		7	Neighborhood Commercial	10 ksf	600	9	6	15	25	27	52
		19	Elementary/Middle School	1,145 students	1,477	263	218	481	80	92	172
		26	Park	10 acre	23	0	0	0	0	0	0
			SUBTOTAL - [J]		**3,568**	**302**	**311**	**613**	**201**	**176**	**377**
K, L, M	266										
		1	Single-Family Residential	74 du	708	14	41	55	47	28	75
		2	Multi-Family Residential	13 du	104	2	7	9	6	4	10
		7	Neighborhood Commercial	5 ksf	300	4	3	7	13	14	27
		13	Fire Station	19 ksf	570	46	5	51	21	47	68
		36	Open Space	226 acre	0	0	0	0	0	0	0
			SUBTOTAL - [K, L, M]		**1,682**	**66**	**56**	**122**	**87**	**93**	**180**
TOTAL - PROPOSED PROJECT TRIPS					**82,366**	**2,390**	**2,320**	**4,710**	**3,771**	**3,978**	**7,749**

Notes:
du=dwelling unit
ksf = 1,000 square feet

TABLE 2
TRIP GENERATION ESTIMATES - OXNARD RIVERPARK SPECIFIC PLAN AMENDMENT 2021

TRIP GENERATION RATES

Source (Oxnard Traffic Model)	Land Use No.	Land Use Description	Rate	Daily	Morning Peak Hour			Afternoon Peak Hour		
					In	Out	Total	In	Out	Total
ITE (Single-Family Detached Housing)	1	Single-Family Residential	du	9.57	25%	75%	0.75	63%	37%	1.01
SANDAG (Condominium)	2	Multi-Family Residential	du	8.00	25%	75%	0.67	58%	42%	0.78
ITE (Apartment)	3	Apartment	du	6.72	20%	80%	0.51	65%	35%	0.62
ITE (Shopping Center)	7	Neighborhood Commercial	ksf	60.00	61%	39%	1.44	48%	52%	5.23
ITE (Shopping Center)	9	Regional Commercial	ksf	30.00	61%	39%	0.72	48%	52%	2.61
ITE (Hotel)	11	Motel/Hotel	rooms	8.17	61%	39%	0.56	53%	47%	0.59
ITE (100 TSF General Office Building)	12	Office	ksf	13.50	88%	12%	1.89	17%	83%	1.82
SANDAG (Government Office)	13	Government Office	ksf	30.00	90%	10%	2.70	30%	70%	3.60
SANDAG (Avg. of Industrial Park & Warehousing)	16	Light/General Industrial	ksf	6.50	76%	24%	0.76	29%	71%	0.86
ITE (Elementary School)	19	Elementary/Middle School	student	1.29	55%	45%	0.42	47%	53%	0.15
ITE (County Park)	26	Park	acre	2.28	100%	0%	0.01	33%	67%	0.06
Not Applicable	36	Open Space	acre	0.00	0%	0%	0.00	0%	0%	0.00

TRIP GENERATION ESTIMATES

Planning District	TAZ No.	Land Use No.	Land Use Description	Size	Daily	Morning Peak Hour			Afternoon Peak Hour		
						In	Out	Total	In	Out	Total
A, B, C	229										
		3	Apartment	1,053 du	7,076	107	430	537	424	229	653
		9	Regional Commercial	75.267 ksf	2,258	33	21	54	94	102	196
		11	Hotel	320 rooms	2,614	109	70	179	100	89	189
		12	Office	421.000 ksf	5,684	700	96	796	131	636	767
			SUBTOTAL - [A, B, C]		**17,632**	**949**	**617**	**1,566**	**749**	**1,056**	**1,805**
D	259										
		3	Apartment	924 du	6,209	94	377	471	372	201	573
		9	Regional Commercial	812.060 ksf	24,362	357	228	585	1,017	1,102	2,119
		26	Park	3.5 acre	8	0	0	0	0	0	0
			SUBTOTAL - [D]		**30,579**	**451**	**605**	**1,056**	**1,389**	**1,303**	**2,692**
E	260										
		9	Regional Commercial	46.000 ksf	1,380	20	13	33	58	62	120
		16	Light/General Industrial	8 ksf	52	5	1	6	2	5	7
			SUBTOTAL - [E]		**1,432**	**25**	**14**	**39**	**60**	**67**	**127**
F	258										
		2	Multi-Family Residential	328 du	2,624	55	165	220	148	108	256
		3	Apartment	140 du	941	14	57	71	57	30	87
		7	Neighborhood Commercial	5 ksf	300	4	3	7	12	14	26
		26	Park	10.1 acre	23	0	0	0	0	1	1
			SUBTOTAL - [F]		**3,888**	**73**	**225**	**298**	**217**	**153**	**370**
G	261										
		19	Elementary School	538 students	694	124	102	226	38	43	81
			SUBTOTAL - [G]		**694**	**124**	**102**	**226**	**38**	**43**	**81**
G	262										
		2	Multi-Family Residential	415 ksf	3,320	70	208	278	188	136	324
		7	Neighborhood Commercial	15.00 ksf	900	13	8	21	38	41	79
		26	Park	2.8 acre	6	0	0	0	0	0	0
			SUBTOTAL - [G]		**4,226**	**83**	**216**	**299**	**226**	**177**	**403**
H	265										
		1	Single-Family Residential	486 du	4,651	92	273	365	309	181	490
		26	Park	3.3 acre	8	0	0	0	0	0	0
			SUBTOTAL - [H]		**4,659**	**92**	**273**	**365**	**309**	**181**	**490**
I	264										
		1	Single-Family Residential	159 du	1,522	30	89	119	101	60	161
		2	Multi-Family Residential	318 du	2,544	54	159	213	144	104	248
		7	Neighborhood Commercial	10 ksf	600	9	6	15	25	27	52
		26	Park	13.8 acre	31	0	0	0	0	1	1
			SUBTOTAL - [I]		**4,697**	**93**	**254**	**347**	**270**	**192**	**462**
J	263										
		1	Single-Family Residential	130 du	1,244	25	73	98	83	48	131
		2	Multi-Family Residential	28 du	224	5	14	19	13	9	22
		7	Neighborhood Commercial	10 ksf	600	9	6	15	25	27	52
		19	Elementary/Middle School	1,145 students	1,477	265	216	481	80	92	172
		26	Park	10 acre	23	0	0	0	0	0	0
			SUBTOTAL - [J]		**3,568**	**304**	**309**	**613**	**201**	**176**	**377**
K, L, M	266										
		1	Single-Family Residential	74 du	708	14	42	56	47	28	75
		2	Multi-Family Residential	13 du	104	2	7	9	6	4	10
		7	Neighborhood Commercial	5 ksf	300	4	3	7	13	14	27
		13	Fire Station	19 ksf	570	46	5	51	21	47	68
		36	Open Space	226 acre	0	0	0	0	0	0	0
			SUBTOTAL - [K, L, M]		**1,682**	**66**	**57**	**123**	**87**	**93**	**180**
TOTAL - PROPOSED PROJECT TRIPS					**73,057**	**2,260**	**2,672**	**4,932**	**3,546**	**3,441**	**6,987**

Notes:
du=dwelling unit
ksf = 1,000 square feet

TABLE 3
INTERSECTION OPERATING CONDITIONS - COMPARATIVE ANALYSIS
SIGNALIZED INTERSECTIONS

No	Intersection	Peak Hour	Year 2019 Conditions [a]		Year 2030 [b]		Year 2030 with Original Oxnard Riverpark Specific Plan [b]		Year 2030 with Original Oxnard Riverpark Specific Plan PLUS Mitigation [b]	
			V/C or Delay [c]	LOS	V/C	LOS	V/C	LOS	V/C	LOS
1.	Los Angeles Avenue &	AM			0.682	B	0.705	C		
	Vineyard Avenue	PM			0.642	B	0.766	C		
2.	Central Avenue &	AM			0.501	A	0.553	A		
	Vineyard Avenue	PM			0.412	A	0.517	A		
3.	Thames River Boulevard/Simon Way	AM			0.412	A	0.578	A		
	Vineyard Avenue	PM			0.446	A	0.703	C		
4.	Oxnard Boulevard &	AM			0.081	A	0.466	A		
	Forest Park Boulevard	PM			0.088	A	0.589	A		
5.	Garonne Street/Riverpark Boulevard &	AM			0.108	A	0.484	A		
	Forest Park Boulevard	PM			0.098	A	0.602	B		
6.	Vineyard Avenue &	AM			0.386	A	0.709	C		
	Forest Park Boulevard	PM			0.376	A	0.786	C		
7.	Vineyard Avenue &	AM			0.454	A	0.503	A		
	Stroube Street	PM			0.526	A	0.559	A		
8.	Ventura Road &	AM	0.51	A	0.104	A	0.439	A		
	Town Center Drive	PM	0.53	A	0.226	A	0.528	A		
9.	Oxnard Boulevard &	AM	0.66	B	0.491	A	0.389	A		
	Town Center Drive	PM	0.56	A	0.488	A	0.561	A		
10.	Vineyard Avenue &	AM	26.2	C	0.464	A	0.501	A		
	Riverpark Boulevard/Ventura Boulevard	PM	29.0	C	0.541	A	0.604	B		
11.	Oxnard Boulevard &	AM	23.9	C	0.324	A	0.436	A		
	US 101 Northbound Ramps	PM	26.0	C	0.471	A	0.635	B		
12.	Oxnard Boulevard &	AM	21.4	C	0.176	A	0.284	A		
	US 101 Southbound Ramps	PM	22.4	C	0.206	A	0.368	A		
13.	Vineyard Avenue &	AM	13.4	B	0.527	A	0.643	B		
	US 101 Northbound Ramps	PM	14.1	B	0.659	B	0.747	C		
14.	Vineyard Avenue &	AM	17.2	B	0.516	A	0.537	A		
	US 101 Southbound Ramps	PM	14.7	B	0.568	A	0.759	C		
15.	Ventura Road &	AM			0.339	A	0.412	A		
	Wagon Wheel Road	PM			0.333	A	0.592	A		
16.	Ventura Road &	AM			0.039	A	0.592	A		
	US 101 Southbound Off-Ramp	PM			0.066	A	0.706	C		
17.	Oxnard Boulevard &	AM			0.294	A	0.806	D	0.659	B
	Esplanade Center/Spur Drive	PM			0.481	A	0.950	E	0.725	C
18.	Vineyard Avenue &	AM			0.484	A	0.554	A		
	Ventura Road	PM			0.616	B	0.791	C		
19.	Vineyard Avenue &	AM			0.439	A	0.543	A		
	Ventura Road	PM			0.484	A	0.592	A		
20.	Vineyard Avenue &	AM			0.712	C	0.730	C		
	Oxnard Boulevard	PM			0.729	C	0.876	D		
21.	Gonzales Road &	AM			0.545	A	0.847	D	0.651	B
	Ventura Road	PM			0.731	C	0.990	E	0.776	C
22.	Gonzales Road &	AM			0.697	B	0.814	D	0.709	C
	Oxnard Boulevard	PM			0.829	D	0.916	E	0.899	D
23.	Victoria Avenue &	AM			0.472	A	0.640	B		
	Telephone Road	PM			0.607	B	0.761	C		
24.	Victoria Avenue &	AM			0.512	A	0.700	B		
	Ralston Street	PM			0.591	A	0.774	C		
25.	Victoria Avenue &	AM			0.519	A	0.846	D		
	US 101 Northbound Ramps	PM			0.618	B	0.736	C		
26.	US 101 Southbound Ramps &	AM			0.403	A	0.481	A		
	Valentine Road	PM			0.442	A	0.541	A		
27.	Victoria Avenue &	AM			0.409	A	0.721	C		
	Valentine Road	PM			0.601	B	0.819	D		
28.	Ralston Street &	AM			0.514	A	0.453	A		
	Johnson Drive	PM			0.612	B	0.550	A		
29.	Johnson Drive &	AM			0.717	C	0.751	C		
	Bristol Road	PM			0.731	C	0.743	C		
30.	Johnson Drive &	AM			0.553	A	0.700	B		
	North Bank Drive	PM			0.556	A	0.856	D		

Notes
[a] Based on traffic count data collected in September 2019 and existing 2019 lane configurations.
[b] Source: *Traffic Analysis for Oxnard Riverpark Specific Plan Amendment,* Crain & Associates, October 2009.
[c] Intersections under Caltrans jurisdiction were evaluated using HCM methodology.

Attachment A

Traffic Counts

WILTEC

Phone: (626) 564-1944 Fax: (626) 564-0969 info@wiltecusa.com

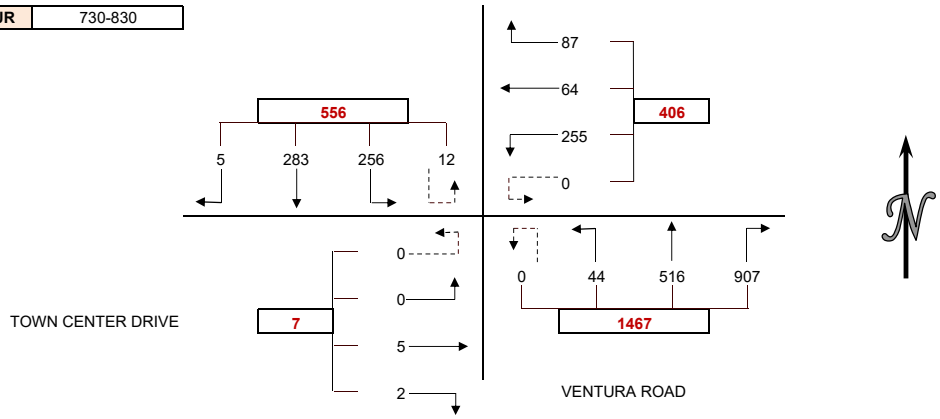
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT:		GIBSON TRANSPORTATION CONSULTING, INC.
PROJECT:		RIVERPARK TRAFFIC COUNTS
DATE:		WEDNESDAY SEPTEMBER 18, 2019
PERIOD:		7:00 AM TO 9:00 AM
INTERSECTION:	N/S	VENTURA ROAD
	E/W	TOWN CENTER DRIVE
CITY:		OXNARD

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
700-715	1	51	13	0	8	1	44	0	144	66	2	0	0	0	0	0	330
715-730	0	49	28	0	4	5	51	0	246	99	7	0	0	0	0	0	489
730-745	0	74	44	0	25	10	60	0	242	123	14	0	0	1	0	0	593
745-800	1	77	88	5	30	23	61	0	251	171	12	0	1	2	0	0	722
800-815	1	66	80	6	19	13	66	0	218	134	11	0	1	2	0	0	617
815-830	3	66	44	1	13	18	68	0	196	88	7	0	0	0	0	0	504
830-845	1	44	23	2	11	19	56	1	150	72	8	0	0	2	1	0	390
845-900	3	31	25	1	9	10	57	0	154	65	9	0	0	3	0	0	367
HOUR TOTALS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
700-800	2	251	173	5	67	39	216	0	883	459	35	0	1	3	0	0	2134
715-815	2	266	240	11	78	51	238	0	957	527	44	0	2	5	0	0	2421
730-830	5	283	256	12	87	64	255	0	907	516	44	0	2	5	0	0	2436
745-845	6	253	235	14	73	73	251	1	815	465	38	0	2	6	1	0	2233
800-900	8	207	172	10	52	60	247	1	718	359	35	0	1	7	1	0	1878

PEAK HOUR	730-830



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	0	0	0
730-745	2	0	0	0	2
745-800	0	0	0	0	0
800-815	0	0	0	0	0
815-830	0	0	0	2	2
830-845	0	0	0	0	0
845-900	0	1	0	0	1
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	2	0	0	0	2
715-815	2	0	0	0	2
730-830	2	0	0	2	4
745-845	0	0	0	2	2
800-900	0	1	0	2	3

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	1	0	0	1
730-745	0	0	0	0	0
745-800	0	0	1	2	3
800-815	0	1	0	0	1
815-830	0	0	0	0	0
830-845	0	2	0	0	2
845-900	1	0	0	0	1
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	1	1	2	4
715-815	0	2	1	2	5
730-830	0	1	1	2	4
745-845	0	3	1	2	6
800-900	1	3	0	0	4

WILTEC

Phone: (626) 564-1944 Fax: (626) 564-0969 info@wiltecusa.com

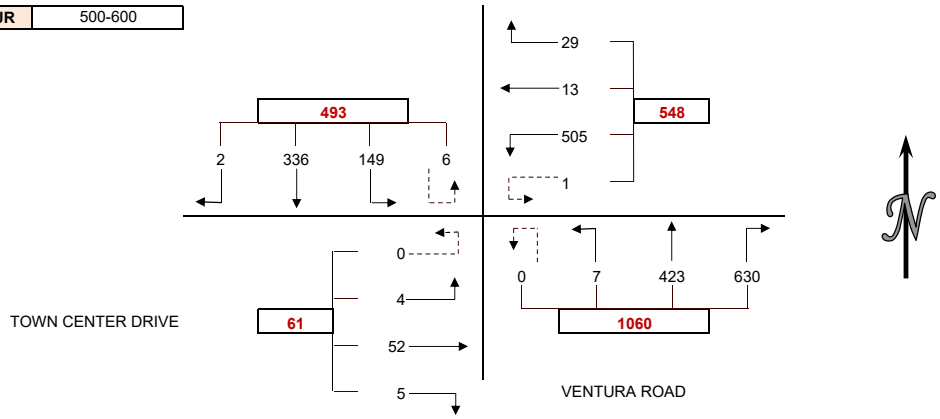
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT:		GIBSON TRANSPORTATION CONSULTING, INC.
PROJECT:		RIVERPARK TRAFFIC COUNTS
DATE:		WEDNESDAY SEPTEMBER 18, 2019
PERIOD:		4:00 PM TO 6:00 PM
INTERSECTION:	N/S	VENTURA ROAD
	E/W	TOWN CENTER DRIVE
CITY:		OXNARD

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
400-415	1	71	32	0	5	4	88	0	145	82	2	0	0	11	5	0	446
415-430	1	70	22	3	8	6	107	0	140	113	2	0	1	6	2	0	481
430-445	0	76	34	0	9	7	127	0	169	88	0	0	1	10	0	0	521
445-500	0	90	25	0	8	2	104	0	150	107	4	0	3	6	1	0	500
500-515	0	110	65	1	6	2	108	0	169	116	0	0	3	23	3	0	606
515-530	0	72	24	4	9	4	112	0	140	141	3	0	1	15	1	0	526
530-545	1	91	36	0	10	3	132	0	163	70	1	0	1	7	0	0	515
545-600	1	63	24	1	4	4	153	1	158	96	3	0	0	7	0	0	515
HOUR TOTALS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
400-500	2	307	113	3	30	19	426	0	604	390	8	0	5	33	8	0	1948
415-515	1	346	146	4	31	17	446	0	628	424	6	0	8	45	6	0	2108
430-530	0	348	148	5	32	15	451	0	628	452	7	0	8	54	5	0	2153
445-545	1	363	150	5	33	11	456	0	622	434	8	0	8	51	5	0	2147
500-600	2	336	149	6	29	13	505	1	630	423	7	0	5	52	4	0	2162

PEAK HOUR	500-600



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	0	0
415-515	0	0	0	0	0
430-530	0	0	0	0	0
445-545	0	0	0	0	0
500-600	0	0	0	0	0

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	1	1
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	1	1
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	1	1
415-515	0	0	0	1	1
430-530	0	0	0	1	1
445-545	0	0	0	0	0
500-600	0	0	0	1	1

APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
400-500	425	431		475	750		1002	738		46	29
415-515	497	465		494	819		1058	800		59	24
430-530	501	494		498	830		1087	807		67	22
445-545	519	477		500	823		1064	827		64	20
500-600	493	462		548	832		1060	846		61	22

WILTEC

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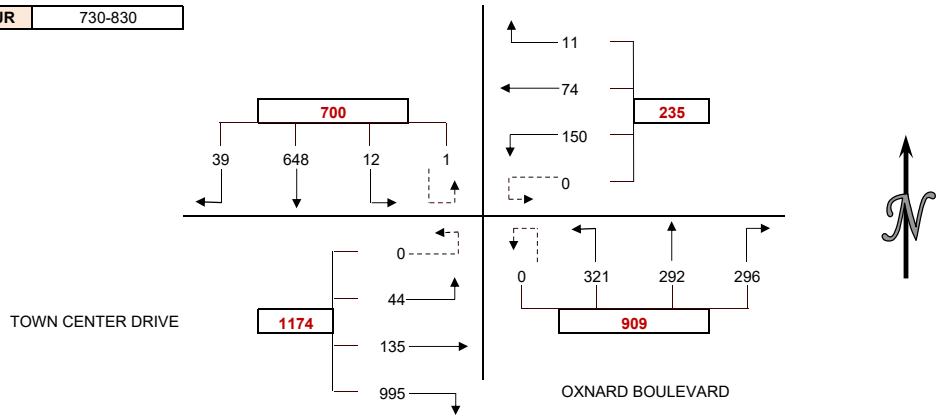
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT:		GIBSON TRANSPORTATION CONSULTING, INC.
PROJECT:		RIVERPARK TRAFFIC COUNTS
DATE:		WEDNESDAY SEPTEMBER 18, 2019
PERIOD:		7:00 AM TO 9:00 AM
INTERSECTION:	N/S	OXNARD BOULEVARD
	E/W	TOWN CENTER DRIVE
CITY:		OXNARD

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
700-715	5	124	2	0	2	11	38	0	43	44	38	0	181	19	1	0	508
715-730	11	149	3	0	3	13	39	0	45	44	57	0	235	26	4	0	629
730-745	5	190	2	0	3	18	38	0	68	59	70	0	270	26	8	0	757
745-800	10	174	2	0	2	12	39	0	68	105	103	0	310	41	14	0	880
800-815	16	159	3	1	1	23	41	0	79	72	75	0	226	29	12	0	737
815-830	8	125	5	0	5	21	32	0	81	56	73	0	189	39	10	0	644
830-845	9	119	1	0	3	22	42	0	57	50	64	0	140	25	7	0	539
845-900	8	80	5	0	2	19	44	0	54	55	61	1	152	30	12	0	523
HOUR TOTALS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
700-800	31	637	9	0	10	54	154	0	224	252	268	0	996	112	27	0	2774
715-815	42	672	10	1	9	66	157	0	260	280	305	0	1041	122	38	0	3003
730-830	39	648	12	1	11	74	150	0	296	292	321	0	995	135	44	0	3018
745-845	43	577	11	1	11	78	154	0	285	283	315	0	865	134	43	0	2800
800-900	41	483	14	1	11	85	159	0	271	233	273	1	707	123	41	0	2443

PEAK HOUR	730-830



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	1	0	0	1
715-730	2	0	0	1	3
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	5	0	0	0	5
815-830	5	2	0	1	8
830-845	0	0	1	0	1
845-900	0	0	1	1	2
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	2	1	0	1	4
715-815	7	0	0	1	8
730-830	10	2	0	1	13
745-845	10	2	1	1	14
800-900	10	2	2	2	16

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	2	1	0	3
715-730	0	0	1	0	1
730-745	0	0	1	0	1
745-800	0	0	0	0	0
800-815	0	0	0	0	0
815-830	0	0	0	0	0
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	2	3	0	5
715-815	0	0	2	0	2
730-830	0	0	1	0	1
745-845	0	0	0	0	0
800-900	0	0	0	0	0

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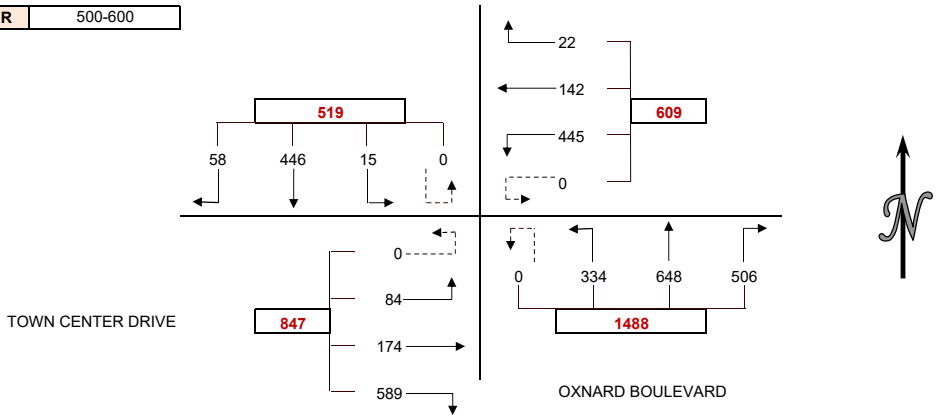
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT:		GIBSON TRANSPORTATION CONSULTING, INC.
PROJECT:		RIVERPARK TRAFFIC COUNTS
DATE:		WEDNESDAY SEPTEMBER 18, 2019
PERIOD:		4:00 PM TO 6:00 PM
INTERSECTION:	N/S	OXNARD BOULEVARD
	E/W	TOWN CENTER DRIVE
CITY:		OXNARD

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
400-415	18	110	3	0	6	18	85	0	101	122	62	1	164	40	14	0	744
415-430	9	102	5	0	7	33	99	0	129	147	88	0	116	37	15	0	787
430-445	25	127	2	0	9	26	96	0	118	146	78	0	152	29	15	0	823
445-500	13	104	2	0	7	29	68	0	132	154	71	0	146	41	17	0	784
500-515	16	119	3	0	5	32	134	0	128	140	74	0	166	45	11	0	873
515-530	9	103	5	0	3	46	113	0	119	171	71	0	151	41	23	0	855
530-545	17	123	2	0	8	37	108	0	132	155	93	0	138	37	25	0	875
545-600	16	101	5	0	6	27	90	0	127	182	96	0	134	51	25	0	860
HOUR TOTALS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
400-500	65	443	12	0	29	106	348	0	480	569	299	1	578	147	61	0	3138
415-515	63	452	12	0	28	120	397	0	507	587	311	0	580	152	58	0	3267
430-530	63	453	12	0	24	133	411	0	497	611	294	0	615	156	66	0	3335
445-545	55	449	12	0	23	144	423	0	511	620	309	0	601	164	76	0	3387
500-600	58	446	15	0	22	142	445	0	506	648	334	0	589	174	84	0	3463

PEAK HOUR	500-600



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	1	0	1
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	1	0	1
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	1	0	1
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	2	0	2
415-515	0	0	1	0	1
430-530	0	0	1	0	1
445-545	0	0	2	0	2
500-600	0	0	1	0	1

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	1	0	1
445-500	1	0	1	0	2
500-515	0	1	1	0	2
515-530	1	0	0	0	1
530-545	0	1	1	0	2
545-600	0	0	1	0	1
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	1	0	2	0	3
415-515	1	1	3	0	5
430-530	2	1	3	0	6
445-545	2	2	3	0	7
500-600	1	2	3	0	6

APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
400-500	520	659		483	639		1349	1370		786	470
415-515	527	673		545	671		1405	1429		790	494
430-530	528	701		568	665		1402	1479		837	490
445-545	516	719		590	687		1440	1473		841	508
500-600	519	754		609	695		1488	1480		847	534

WILTEC

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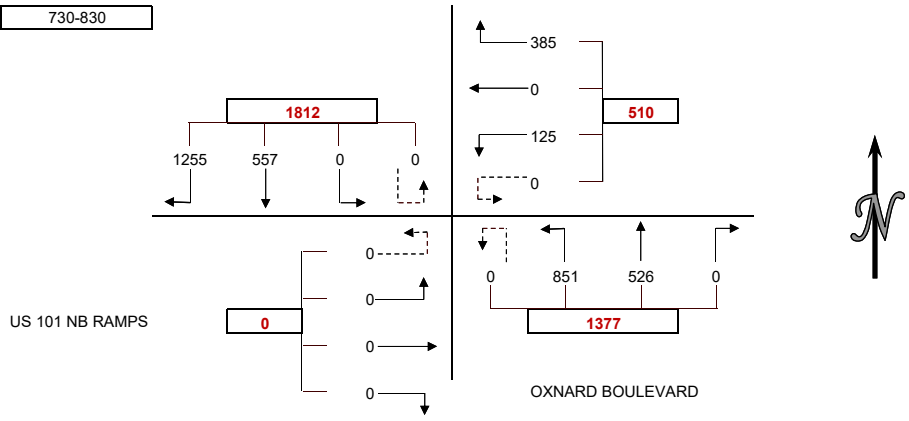
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT:		GIBSON TRANSPORTATION CONSULTING, INC.
PROJECT:		RIVERPARK TRAFFIC COUNTS
DATE:		WEDNESDAY SEPTEMBER 18, 2019
PERIOD:		7:00 AM TO 9:00 AM
INTERSECTION:	N/S	OXNARD BOULEVARD
	E/W	US 101 NB RAMPS
CITY:		OXNARD

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
700-715	191	112	0	0	58	0	27	0	0	60	130	0	0	0	0	0	578
715-730	282	120	0	0	74	0	24	0	0	76	169	0	0	0	0	0	745
730-745	338	158	0	0	82	0	32	0	0	97	212	0	0	0	0	0	919
745-800	406	159	0	0	107	0	32	0	0	138	240	0	0	0	0	0	1082
800-815	290	121	0	0	93	0	32	0	0	159	208	0	0	0	0	0	903
815-830	221	119	0	0	103	0	29	0	0	132	191	0	0	0	0	0	795
830-845	194	102	0	0	84	0	24	0	0	88	169	0	0	0	0	0	661
845-900	199	97	0	0	99	0	32	0	0	82	199	0	0	0	0	0	708
HOUR TOTALS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
700-800	1217	549	0	0	321	0	115	0	0	371	751	0	0	0	0	0	3324
715-815	1316	558	0	0	356	0	120	0	0	470	829	0	0	0	0	0	3649
730-830	1255	557	0	0	385	0	125	0	0	526	851	0	0	0	0	0	3699
745-845	1111	501	0	0	387	0	117	0	0	517	808	0	0	0	0	0	3441
800-900	904	439	0	0	379	0	117	0	0	461	767	0	0	0	0	0	3067

PEAK HOUR	730-830



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	1	1	0	0	2
715-730	2	0	0	0	2
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	1	0	0	1
815-830	1	2	0	0	3
830-845	1	0	0	0	1
845-900	1	1	0	0	2
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	3	1	0	0	4
715-815	2	1	0	0	3
730-830	1	3	0	0	4
745-845	2	3	0	0	5
800-900	3	4	0	0	7

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	2	0	0	2
730-745	0	1	0	0	1
745-800	0	0	0	0	0
800-815	1	0	0	0	1
815-830	1	0	0	0	1
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	3	0	0	3
715-815	1	3	0	0	4
730-830	2	1	0	0	3
745-845	2	0	0	0	2
800-900	2	0	0	0	2

WILTEC

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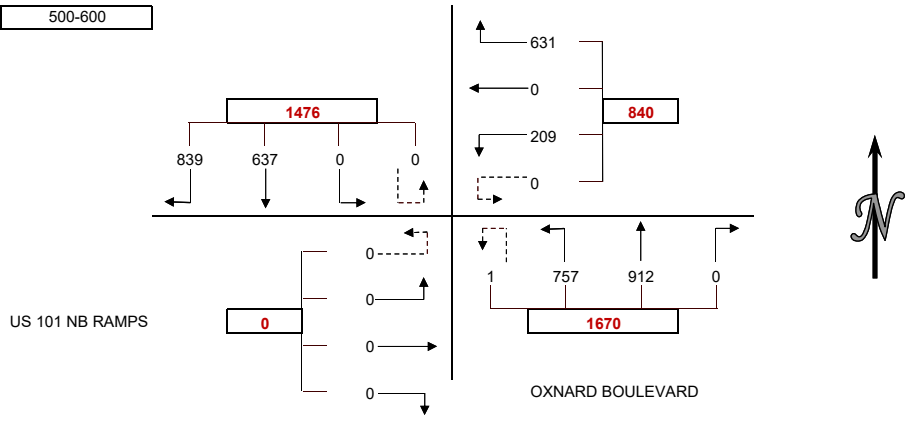
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT:		GIBSON TRANSPORTATION CONSULTING, INC.
PROJECT:		RIVERPARK TRAFFIC COUNTS
DATE:		WEDNESDAY SEPTEMBER 18, 2019
PERIOD:		4:00 PM TO 6:00 PM
INTERSECTION:	N/S	OXNARD BOULEVARD
	E/W	US 101 NB RAMPS
CITY:		OXNARD

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
400-415	192	148	0	0	128	0	42	0	0	192	194	0	0	0	0	0	896
415-430	206	163	0	0	151	0	71	0	0	218	205	1	0	0	0	0	1015
430-445	208	148	0	0	152	0	50	0	0	204	180	1	0	0	0	0	943
445-500	209	146	0	0	132	0	40	0	0	256	174	0	0	0	0	0	957
500-515	202	171	0	0	129	0	42	0	0	219	191	1	0	0	0	0	955
515-530	213	133	0	0	144	0	54	0	0	242	215	0	0	0	0	0	1001
530-545	205	165	0	0	159	0	57	0	0	223	186	0	0	0	0	0	995
545-600	219	168	0	0	199	0	56	0	0	228	165	0	0	0	0	0	1035
HOUR TOTALS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
400-500	815	605	0	0	563	0	203	0	0	870	753	2	0	0	0	0	3811
415-515	825	628	0	0	564	0	203	0	0	897	750	3	0	0	0	0	3870
430-530	832	598	0	0	557	0	186	0	0	921	760	2	0	0	0	0	3856
445-545	829	615	0	0	564	0	193	0	0	940	766	1	0	0	0	0	3908
500-600	839	637	0	0	631	0	209	0	0	912	757	1	0	0	0	0	3986

PEAK HOUR	500-600



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	2	0	0	2
430-445	0	2	0	0	2
445-500	1	1	0	0	2
500-515	0	0	0	0	0
515-530	0	3	0	0	3
530-545	0	0	0	0	0
545-600	1	0	0	0	1
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	1	5	0	0	6
415-515	1	5	0	0	6
430-530	1	6	0	0	7
445-545	1	4	0	0	5
500-600	1	3	0	0	4

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	1	0	0	1
530-545	0	0	0	0	0
545-600	0	-1	0	0	-1
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	0	0
415-515	0	0	0	0	0
430-530	0	1	0	0	1
445-545	0	1	0	0	1
500-600	0	0	0	0	0

APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
400-500	1420	1433		766	0		1625	810		0	1568
415-515	1453	1461		767	0		1650	834		0	1575
430-530	1430	1478		743	0		1683	786		0	1592
445-545	1444	1504		757	0		1707	809		0	1595
500-600	1476	1543		840	0		1670	847		0	1596

WILTEC

Phone: (626) 564-1944 Fax: (626) 564-0969 info@wiltecusa.com

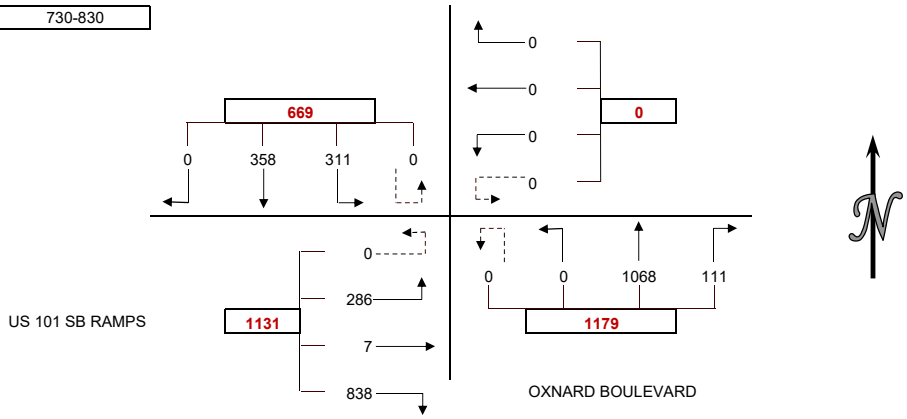
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT:		GIBSON TRANSPORTATION CONSULTING, INC.
PROJECT:		RIVERPARK TRAFFIC COUNTS
DATE:		WEDNESDAY SEPTEMBER 18, 2019
PERIOD:		7:00 AM TO 9:00 AM
INTERSECTION:	N/S	OXNARD BOULEVARD
	E/W	US 101 SB RAMPS
CITY:		OXNARD

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
700-715	0	59	74	0	0	0	0	0	28	196	0	0	97	0	49	0	503
715-730	0	55	81	0	0	0	0	0	30	227	0	0	185	1	56	0	635
730-745	0	96	90	0	0	0	0	0	28	251	0	0	273	3	57	0	798
745-800	0	104	83	0	0	0	0	0	30	339	0	0	223	3	74	0	856
800-815	0	88	66	0	0	0	0	0	22	241	0	0	174	0	78	0	669
815-830	0	70	72	0	0	0	0	0	31	237	0	0	168	1	77	0	656
830-845	0	59	83	0	0	0	0	0	45	206	0	0	145	0	66	0	604
845-900	0	81	52	0	0	0	0	0	35	207	0	0	151	0	48	0	574
HOUR TOTALS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
700-800	0	314	328	0	0	0	0	0	116	1013	0	0	778	7	236	0	2792
715-815	0	343	320	0	0	0	0	0	110	1058	0	0	855	7	265	0	2958
730-830	0	358	311	0	0	0	0	0	111	1068	0	0	838	7	286	0	2979
745-845	0	321	304	0	0	0	0	0	128	1023	0	0	710	4	295	0	2785
800-900	0	298	273	0	0	0	0	0	133	891	0	0	638	1	269	0	2503

PEAK HOUR	730-830



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	1	1	2
715-730	0	0	0	2	2
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	0	1	0	1
815-830	0	0	2	0	2
830-845	0	0	0	2	2
845-900	0	0	1	1	2
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	1	3	4
715-815	0	0	1	2	3
730-830	0	0	3	0	3
745-845	0	0	3	2	5
800-900	0	0	4	3	7

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	1	0	1
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	0	0	1	1
815-830	0	0	0	1	1
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	1	0	1
715-815	0	0	1	1	2
730-830	0	0	0	2	2
745-845	0	0	0	2	2
800-900	0	0	0	2	2

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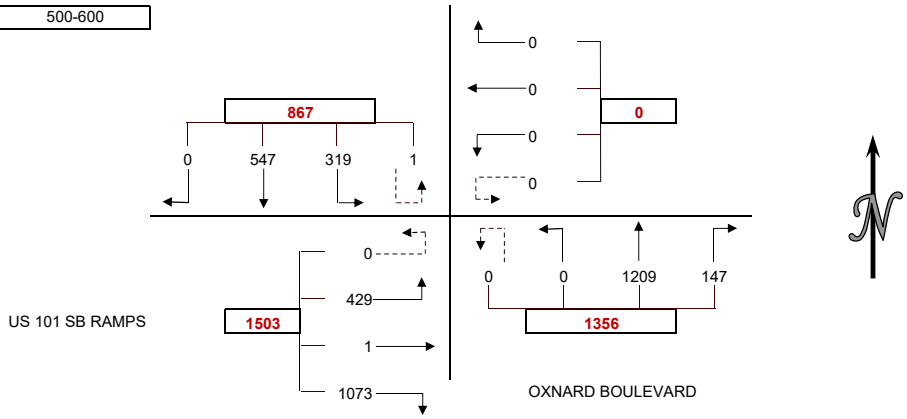
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT:		GIBSON TRANSPORTATION CONSULTING, INC.
PROJECT:		RIVERPARK TRAFFIC COUNTS
DATE:		WEDNESDAY SEPTEMBER 18, 2019
PERIOD:		4:00 PM TO 6:00 PM
INTERSECTION:	N/S	OXNARD BOULEVARD
	E/W	US 101 SB RAMPS
CITY:		OXNARD

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
400-415	0	125	61	0	0	0	0	0	39	255	0	0	269	0	100	0	849
415-430	0	137	68	0	0	0	0	0	36	306	0	0	282	0	94	0	923
430-445	0	119	71	0	0	0	0	0	40	295	0	0	243	1	101	0	870
445-500	0	110	55	0	0	0	0	0	35	239	0	0	264	0	124	0	827
500-515	0	156	91	0	0	0	0	0	28	308	0	0	269	1	103	0	956
515-530	0	114	83	0	0	0	0	0	44	321	0	0	277	0	105	0	944
530-545	0	140	76	1	0	0	0	0	36	314	0	0	266	0	110	0	943
545-600	0	137	69	0	0	0	0	0	39	266	0	0	261	0	111	0	883
HOUR TOTALS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
400-500	0	491	255	0	0	0	0	0	150	1095	0	0	1058	1	419	0	3469
415-515	0	522	285	0	0	0	0	0	139	1148	0	0	1058	2	422	0	3576
430-530	0	499	300	0	0	0	0	0	147	1163	0	0	1053	2	433	0	3597
445-545	0	520	305	1	0	0	0	0	143	1182	0	0	1076	1	442	0	3670
500-600	0	547	319	1	0	0	0	0	147	1209	0	0	1073	1	429	0	3726

PEAK HOUR	500-600



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	1	0	1
415-430	0	0	1	0	1
430-445	0	0	2	0	2
445-500	0	0	1	0	1
500-515	0	0	1	0	1
515-530	0	0	2	0	2
530-545	0	0	1	1	2
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	5	0	5
415-515	0	0	5	0	5
430-530	0	0	6	0	6
445-545	0	0	5	1	6
500-600	0	0	4	1	5

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	1	1
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	1	0	1
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	1	1
415-515	0	0	0	1	1
430-530	0	0	0	1	1
445-545	0	0	1	1	2
500-600	0	0	1	0	1

APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
400-500	746	1514		0	406		1245	1549		1478	0
415-515	807	1570		0	426		1287	1580		1482	0
430-530	799	1596		0	449		1310	1552		1488	0
445-545	826	1625		0	449		1325	1596		1519	0
500-600	867	1639		0	467		1356	1620		1503	0

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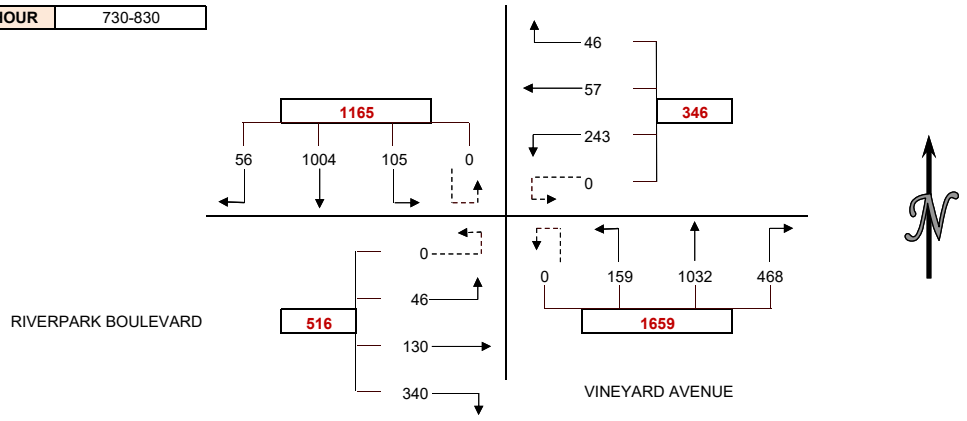
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT:		GIBSON TRANSPORTATION CONSULTING, INC.
PROJECT:		RIVERPARK TRAFFIC COUNTS
DATE:		WEDNESDAY SEPTEMBER 18, 2019
PERIOD:		7:00 AM TO 9:00 AM
INTERSECTION:	N/S	VINEYARD AVENUE
	E/W	RIVERPARK BOULEVARD
CITY:		OXNARD

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
700-715	8	196	13	0	8	10	29	0	55	184	30	0	61	13	3	0	610
715-730	10	226	26	0	17	11	50	0	83	220	25	0	85	30	9	0	792
730-745	10	279	29	0	4	9	46	0	124	264	31	0	77	41	8	0	922
745-800	14	242	32	0	15	20	81	0	121	250	39	0	95	41	15	0	965
800-815	22	238	23	0	18	15	39	0	134	284	37	0	82	35	10	0	937
815-830	10	245	21	0	9	13	77	0	89	234	52	0	86	13	13	0	862
830-845	15	260	16	0	11	14	51	0	48	207	41	0	80	10	11	0	764
845-900	22	223	14	0	13	8	58	0	43	166	30	0	79	7	9	0	672
HOUR TOTALS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
700-800	42	943	100	0	44	50	206	0	383	918	125	0	318	125	35	0	3289
715-815	56	985	110	0	54	55	216	0	462	1018	132	0	339	147	42	0	3616
730-830	56	1004	105	0	46	57	243	0	468	1032	159	0	340	130	46	0	3686
745-845	61	985	92	0	53	62	248	0	392	975	169	0	343	99	49	0	3528
800-900	69	966	74	0	51	50	225	0	314	891	160	0	327	65	43	0	3235

PEAK HOUR	730-830



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	2	2
715-730	2	1	0	1	4
730-745	0	0	1	1	2
745-800	0	2	0	0	2
800-815	0	3	0	1	4
815-830	0	0	0	1	1
830-845	0	1	0	2	3
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	2	3	1	4	10
715-815	2	6	1	3	12
730-830	0	5	1	3	9
745-845	0	6	0	4	10
800-900	0	4	0	4	8

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	0	0	0
730-745	0	0	0	1	1
745-800	0	0	0	1	1
800-815	1	0	0	2	3
815-830	0	0	0	0	0
830-845	0	0	0	1	1
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	0	2	2
715-815	1	0	0	4	5
730-830	1	0	0	4	5
745-845	1	0	0	4	5
800-900	1	0	0	3	4

WILTEC

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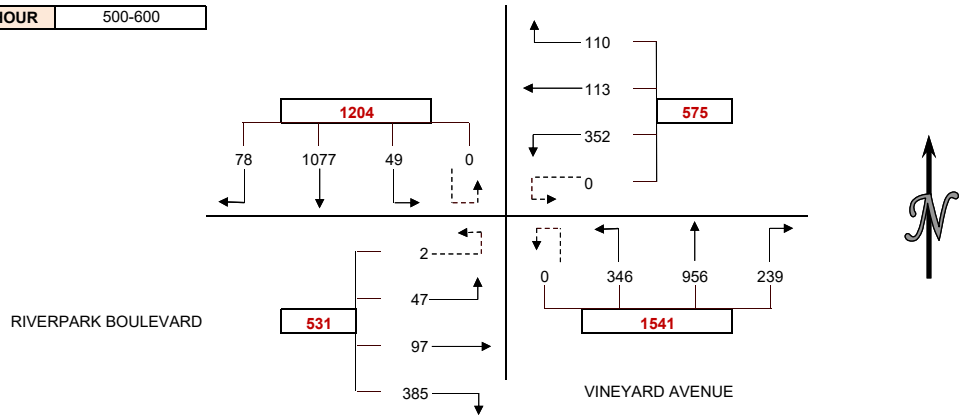
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT:		GIBSON TRANSPORTATION CONSULTING, INC.
PROJECT:		RIVERPARK TRAFFIC COUNTS
DATE:		WEDNESDAY SEPTEMBER 18, 2019
PERIOD:		4:00 PM TO 6:00 PM
INTERSECTION:	N/S	VINEYARD AVENUE
	E/W	RIVERPARK BOULEVARD
CITY:		OXNARD

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
400-415	15	259	15	0	27	20	85	0	53	213	67	0	76	16	13	0	859
415-430	13	253	10	0	22	29	83	0	68	222	62	0	78	18	20	1	879
430-445	16	294	12	0	22	30	77	0	62	243	70	0	62	13	11	0	912
445-500	23	238	17	0	20	30	78	0	67	238	75	0	100	17	11	0	914
500-515	16	297	15	0	34	19	87	0	65	243	93	0	86	20	12	1	988
515-530	19	243	9	0	23	33	89	0	72	246	74	0	94	28	14	0	944
530-545	31	310	5	0	31	26	77	0	45	229	105	0	100	27	10	0	996
545-600	12	227	20	0	22	35	99	0	57	238	74	0	105	22	11	1	923
HOUR TOTALS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
400-500	67	1044	54	0	91	109	323	0	250	916	274	0	316	64	55	1	3564
415-515	68	1082	54	0	98	108	325	0	262	946	300	0	326	68	54	2	3693
430-530	74	1072	53	0	99	112	331	0	266	970	312	0	342	78	48	1	3758
445-545	89	1088	46	0	108	108	331	0	249	956	347	0	380	92	47	1	3842
500-600	78	1077	49	0	110	113	352	0	239	956	346	0	385	97	47	2	3851

PEAK HOUR	500-600



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	3	0	0	1	4
415-430	1	0	0	3	4
430-445	1	0	0	3	4
445-500	0	0	0	0	0
500-515	1	0	0	3	4
515-530	0	0	0	3	3
530-545	1	0	0	3	4
545-600	1	0	0	2	3
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	5	0	0	7	12
415-515	3	0	0	9	12
430-530	2	0	0	9	11
445-545	2	0	0	9	11
500-600	3	0	0	11	14

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	1	1	0	1	3
415-430	0	0	0	0	0
430-445	2	0	0	1	3
445-500	2	0	0	1	3
500-515	2	0	0	0	2
515-530	2	0	0	0	2
530-545	1	2	0	0	3
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	5	1	0	3	9
415-515	6	0	0	2	8
430-530	8	0	0	2	10
445-545	7	2	0	1	10
500-600	5	2	0	0	7

APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
400-500	1165	1062		523	368		1440	1683		436	451
415-515	1204	1098		531	384		1508	1733		450	478
430-530	1199	1117		542	397		1548	1745		469	499
445-545	1223	1111		547	387		1552	1799		520	545
500-600	1204	1113		575	385		1541	1814		531	539

WILTEC

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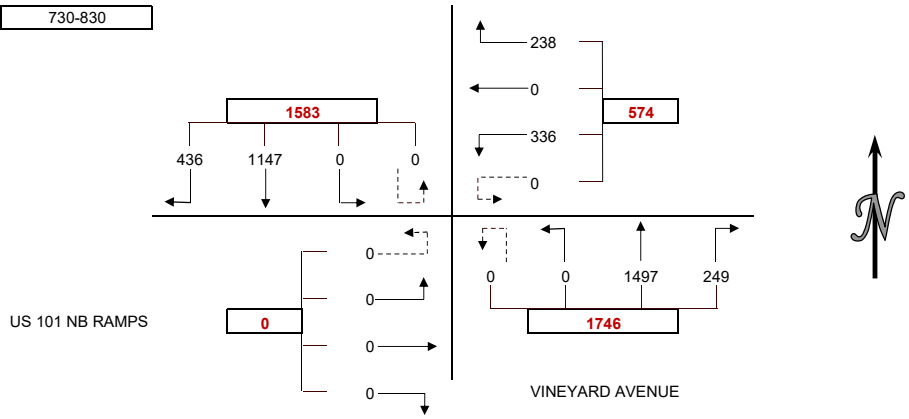
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT:		GIBSON TRANSPORTATION CONSULTING, INC.
PROJECT:		RIVERPARK TRAFFIC COUNTS
DATE:		WEDNESDAY SEPTEMBER 18, 2019
PERIOD:		7:00 AM TO 9:00 AM
INTERSECTION:	N/S	VINEYARD AVENUE
	E/W	US 101 NB RAMPS
CITY:		OXNARD

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
700-715	84	200	0	0	43	0	66	0	51	215	0	0	0	0	0	0	659
715-730	100	233	0	0	52	0	83	0	77	314	0	0	0	0	0	0	859
730-745	117	279	0	0	63	0	92	0	73	385	0	0	0	0	0	0	1009
745-800	123	331	0	0	44	0	79	0	80	378	0	0	0	0	0	0	1035
800-815	96	274	0	0	64	0	72	0	56	431	0	0	0	0	0	0	993
815-830	100	263	0	0	67	0	93	0	40	303	0	0	0	0	0	0	866
830-845	82	288	0	0	58	0	133	0	51	241	0	0	0	0	0	0	853
845-900	72	275	0	0	42	0	89	0	56	227	0	0	0	0	0	0	761
HOUR TOTALS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
700-800	424	1043	0	0	202	0	320	0	281	1292	0	0	0	0	0	0	3562
715-815	436	1117	0	0	223	0	326	0	286	1508	0	0	0	0	0	0	3896
730-830	436	1147	0	0	238	0	336	0	249	1497	0	0	0	0	0	0	3903
745-845	401	1156	0	0	233	0	377	0	227	1353	0	0	0	0	0	0	3747
800-900	350	1100	0	0	231	0	387	0	203	1202	0	0	0	0	0	0	3473

PEAK HOUR	730-830



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	2	0	0	0	2
715-730	0	0	1	0	1
730-745	2	0	0	0	2
745-800	1	1	1	0	3
800-815	1	0	0	0	1
815-830	2	0	0	0	2
830-845	1	1	1	0	3
845-900	2	0	0	0	2
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	5	1	2	0	8
715-815	4	1	2	0	7
730-830	6	1	1	0	8
745-845	5	2	2	0	9
800-900	6	1	1	0	8

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	1	1	1	0	3
715-730	0	1	0	0	1
730-745	2	0	0	0	2
745-800	0	0	0	0	0
800-815	1	0	0	0	1
815-830	1	0	0	0	1
830-845	1	0	0	0	1
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	3	2	1	0	6
715-815	3	1	0	0	4
730-830	4	0	0	0	4
745-845	3	0	0	0	3
800-900	3	0	0	0	3

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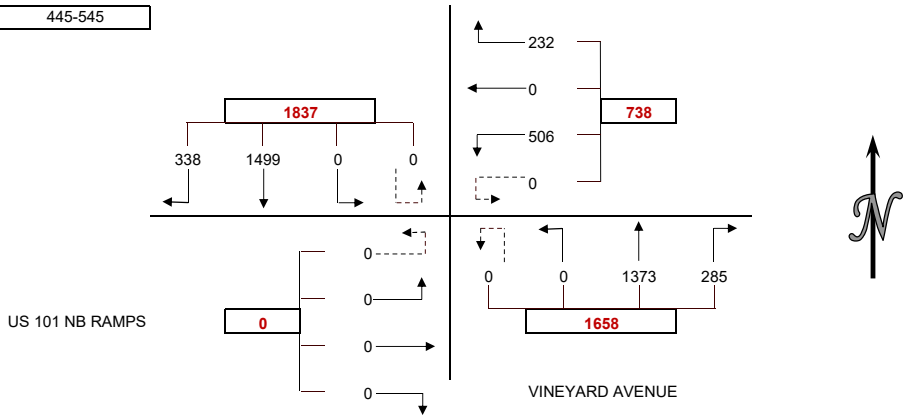
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT:		GIBSON TRANSPORTATION CONSULTING, INC.
PROJECT:		RIVERPARK TRAFFIC COUNTS
DATE:		WEDNESDAY SEPTEMBER 18, 2019
PERIOD:		4:00 PM TO 6:00 PM
INTERSECTION:	N/S	VINEYARD AVENUE
	E/W	US 101 NB RAMPS
CITY:		OXNARD

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
400-415	59	349	0	0	48	0	113	0	66	278	0	0	0	0	0	0	913
415-430	83	309	0	0	44	0	98	0	70	311	0	0	0	0	0	0	915
430-445	71	349	0	0	50	0	136	0	63	338	0	0	0	0	0	0	1007
445-500	80	381	0	0	55	0	106	0	54	339	0	0	0	0	0	0	1015
500-515	92	384	0	0	50	0	142	0	69	345	0	0	0	0	0	0	1082
515-530	73	351	0	0	59	0	120	0	92	342	0	0	0	0	0	0	1037
530-545	93	383	0	0	68	0	138	0	70	347	0	0	0	0	0	0	1099
545-600	82	319	0	0	60	0	129	0	57	341	0	0	0	0	0	0	988
HOUR TOTALS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
400-500	293	1388	0	0	197	0	453	0	253	1266	0	0	0	0	0	0	3850
415-515	326	1423	0	0	199	0	482	0	256	1333	0	0	0	0	0	0	4019
430-530	316	1465	0	0	214	0	504	0	278	1364	0	0	0	0	0	0	4141
445-545	338	1499	0	0	232	0	506	0	285	1373	0	0	0	0	0	0	4233
500-600	340	1437	0	0	237	0	529	0	288	1375	0	0	0	0	0	0	4206

PEAK HOUR	445-545



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	1	0	0	0	1
415-430	1	0	0	0	1
430-445	2	0	0	0	2
445-500	1	0	0	0	1
500-515	3	0	0	0	3
515-530	2	0	0	0	2
530-545	3	0	0	0	3
545-600	2	0	0	0	2
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	5	0	0	0	5
415-515	7	0	0	0	7
430-530	8	0	0	0	8
445-545	9	0	0	0	9
500-600	10	0	0	0	10

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	1	1	0	2
415-430	0	0	0	0	0
430-445	1	0	0	0	1
445-500	1	1	1	0	3
500-515	2	0	0	0	2
515-530	0	0	0	0	0
530-545	0	2	2	0	4
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	2	2	2	0	6
415-515	4	1	1	0	6
430-530	4	1	1	0	6
445-545	3	3	3	0	9
500-600	2	2	2	0	6

APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
400-500	1681	1463		650	253		1519	1841		0	293
415-515	1749	1532		681	256		1589	1905		0	326
430-530	1781	1578		718	278		1642	1969		0	316
445-545	1837	1605		738	285		1658	2005		0	338
500-600	1777	1612		766	288		1663	1966		0	340

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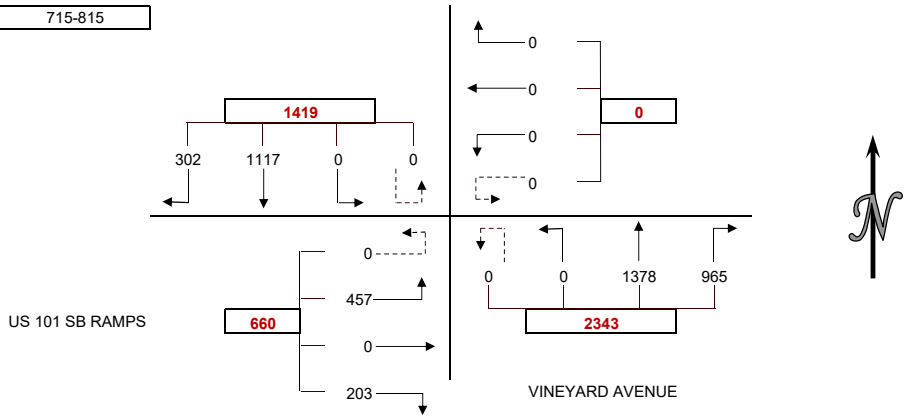
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT:		GIBSON TRANSPORTATION CONSULTING, INC.
PROJECT:		RIVERPARK TRAFFIC COUNTS
DATE:		WEDNESDAY SEPTEMBER 18, 2019
PERIOD:		7:00 AM TO 9:00 AM
INTERSECTION:	N/S	VINEYARD AVENUE
	E/W	US 101 SB RAMPS
CITY:		OXNARD

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
700-715	89	172	0	0	0	0	0	0	291	223	0	0	21	0	43	0	839
715-730	82	257	0	0	0	0	0	0	267	313	0	0	48	0	120	0	1087
730-745	88	260	0	0	0	0	0	0	242	384	0	0	33	0	95	0	1102
745-800	80	337	0	0	0	0	0	0	202	327	0	0	50	0	139	0	1135
800-815	52	263	0	0	0	0	0	0	254	354	0	0	72	0	103	0	1098
815-830	83	325	0	0	0	0	0	0	218	291	0	0	49	0	76	0	1042
830-845	66	348	0	0	0	0	0	0	226	243	0	0	43	0	65	0	991
845-900	72	310	0	0	0	0	0	0	172	200	0	0	37	0	60	0	851
HOUR TOTALS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
700-800	339	1026	0	0	0	0	0	0	1002	1247	0	0	152	0	397	0	4163
715-815	302	1117	0	0	0	0	0	0	965	1378	0	0	203	0	457	0	4422
730-830	303	1185	0	0	0	0	0	0	916	1356	0	0	204	0	413	0	4377
745-845	281	1273	0	0	0	0	0	0	900	1215	0	0	214	0	383	0	4266
800-900	273	1246	0	0	0	0	0	0	870	1088	0	0	201	0	304	0	3982

PEAK HOUR	715-815



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	2	2
715-730	0	0	0	0	0
730-745	0	0	0	1	1
745-800	0	0	0	2	2
800-815	0	0	0	0	0
815-830	0	0	0	3	3
830-845	0	0	0	1	1
845-900	0	0	0	2	2
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	0	5	5
715-815	0	0	0	3	3
730-830	0	0	0	6	6
745-845	0	0	0	6	6
800-900	0	0	0	6	6

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	1	1
715-730	0	0	0	0	0
730-745	0	0	0	1	1
745-800	0	0	0	0	0
800-815	0	0	0	1	1
815-830	0	0	0	1	1
830-845	0	0	0	1	1
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	0	2	2
715-815	0	0	0	2	2
730-830	0	0	0	3	3
745-845	0	0	0	3	3
800-900	0	0	0	3	3

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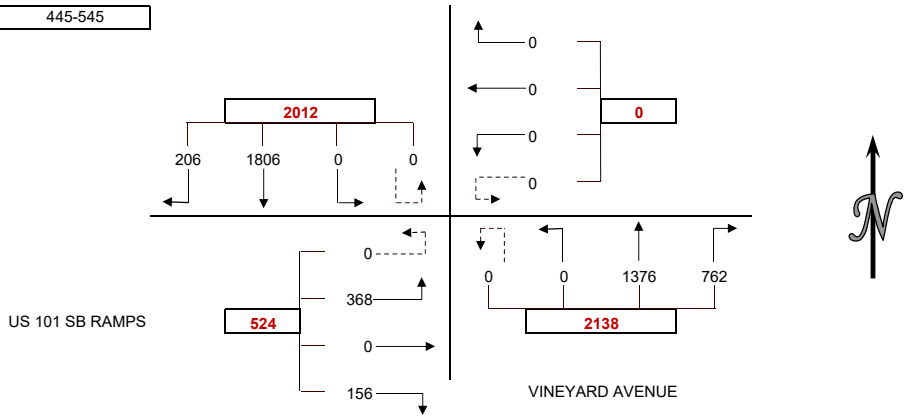
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT:		GIBSON TRANSPORTATION CONSULTING, INC.
PROJECT:		RIVERPARK TRAFFIC COUNTS
DATE:		WEDNESDAY SEPTEMBER 18, 2019
PERIOD:		4:00 PM TO 6:00 PM
INTERSECTION:	N/S	VINEYARD AVENUE
	E/W	US 101 SB RAMPS
CITY:		OXNARD

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
400-415	59	439	0	0	0	0	0	0	176	274	0	0	35	0	86	0	1069
415-430	62	402	0	0	0	0	0	0	167	316	0	0	42	0	92	0	1081
430-445	45	420	0	0	0	0	0	0	179	295	0	0	28	0	100	0	1067
445-500	56	451	0	0	0	0	0	0	163	294	0	0	32	0	106	0	1102
500-515	47	484	0	0	0	0	0	0	204	333	0	0	42	0	94	0	1204
515-530	46	421	0	0	0	0	0	0	204	385	0	0	48	0	79	0	1183
530-545	57	450	0	0	0	0	0	0	191	364	0	0	34	0	89	0	1185
545-600	48	443	0	0	0	0	0	0	167	318	0	0	34	0	92	0	1102
HOUR TOTALS	1	2	3	3U	4	5	6	6U	7	8	9	9U	10	11	12	12U	
PERIOD	SBRT	SBTH	SBLT	SBUT	WBRT	WBTH	WBLT	WBUT	NBRT	NBTH	NBLT	NBUT	EBRT	EBTH	EBLT	EBUT	TOTAL
400-500	222	1712	0	0	0	0	0	0	685	1179	0	0	137	0	384	0	4319
415-515	210	1757	0	0	0	0	0	0	713	1238	0	0	144	0	392	0	4454
430-530	194	1776	0	0	0	0	0	0	750	1307	0	0	150	0	379	0	4556
445-545	206	1806	0	0	0	0	0	0	762	1376	0	0	156	0	368	0	4674
500-600	198	1798	0	0	0	0	0	0	766	1400	0	0	158	0	354	0	4674

PEAK HOUR	445-545



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	3	3
415-430	0	0	0	1	1
430-445	0	0	0	2	2
445-500	0	0	0	0	0
500-515	0	0	0	2	2
515-530	0	0	0	1	1
530-545	0	0	0	2	2
545-600	0	0	0	2	2
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	6	6
415-515	0	0	0	5	5
430-530	0	0	0	5	5
445-545	0	0	0	5	5
500-600	0	0	0	7	7

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	1	1
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	1	1
500-515	0	0	0	1	1
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	2	2
415-515	0	0	0	2	2
430-530	0	0	0	2	2
445-545	0	0	0	2	2
500-600	0	0	0	1	1

APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
400-500	1934	1563		0	685		1864	1849		521	222
415-515	1967	1630		0	713		1951	1901		536	210
430-530	1970	1686		0	750		2057	1926		529	194
445-545	2012	1744		0	762		2138	1962		524	206
500-600	1996	1754		0	766		2166	1956		512	198

Attachment B

Level of Service Worksheets

Scenario Report

Scenario:	2019_AM
Command:	2019_AM
Volume:	2019_AM
Geometry:	Default Geometry
Impact Fee:	Default Impact Fee
Trip Generation:	Default Trip Generation
Trip Distribution:	Default Trip Distribution
Paths:	Default Path
Routes:	Default Route
Configuration:	Default Configuration

Impact Analysis Report
Level Of Service

Intersection	Base LOS	Base Del/ Veh	Base V/ C	Future LOS	Future Del/ Veh	Future V/ C	Change in
# 8 VENTURA RD / TOWN CENTER DR	A	xxxxx	0.513	A	xxxxx	0.513	+ 0.000 V/C
# 9 OXNARD BLVD / TOWN CENTER DR	B	xxxxx	0.660	B	xxxxx	0.660	+ 0.000 V/C
# 10 VINEYARD AVE (SR-232) / RIVER	C	26.2	0.640	C	26.2	0.640	+ 0.000 D/V
# 11 OXNARD BLVD / US-101 NB RAMPS	C	23.9	0.517	C	23.9	0.517	+ 0.000 D/V
# 12 OXNARD BLVD / US 101 SB RAMPS	C	21.4	0.369	C	21.4	0.369	+ 0.000 D/V
# 13 VINEYARD AVE / US-101 NB RAMPS	B	13.4	0.474	B	13.4	0.474	+ 0.000 D/V
# 14 VINEYARD AVE / US-101 SB RAMPS	B	17.2	0.682	B	17.2	0.682	+ 0.000 D/V

Level Of Service Computation Report
ICU 1(Loss as Cycle Length %) Method (Base Volume Alternative)

Intersection #8 VENTURA RD / TOWN CENTER DR

Cycle (sec):	100	Critical Vol./Cap.(X):	0.513
Loss Time (sec):	10	Average Delay (sec/veh):	xxxxxx
Optimal Cycle:	34	Level Of Service:	A

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Prot+Permit			Prot+Permit			Split Phase			Split Phase		
Rights:	Ignore			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	1 0	2 0	1	1 0	1 1	0	0 0	1! 0	0	2 0	1 0	1
Volume Module:												
Base Vol:	44	516	907	268	283	5	1	5	2	255	64	87
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	44	516	907	268	283	5	1	5	2	255	64	87
User Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	44	516	0	268	283	5	1	5	2	255	64	87
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	44	516	0	268	283	5	1	5	2	255	64	87
PCE Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	44	516	0	268	283	5	1	5	2	255	64	87
Saturation Flow Module:												
Sat/Lane:	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	1.00	2.00	1.00	1.00	1.97	0.03	0.12	0.63	0.25	2.00	1.00	1.00
Final Sat.:	1600	3200	1600	1600	3144	56	200	1000	400	3200	1600	1600
Capacity Analysis Module:												
Vol/Sat:	0.03	0.16	0.00	0.17	0.09	0.09	0.01	0.01	0.01	0.08	0.04	0.05
Crit Moves:		****		****				****		****		

Level Of Service Computation Report
ICU 1(Loss as Cycle Length %) Method (Base Volume Alternative)

Intersection #9 OXNARD BLVD / TOWN CENTER DR

Cycle (sec):	100	Critical Vol./Cap.(X):	0.660
Loss Time (sec):	10	Average Delay (sec/veh):	xxxxxx
Optimal Cycle:	45	Level Of Service:	B

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L -	T -	R	L -	T -	R	L -	T -	R	L -	T -	R
Control:	Protected			Protected			Split Phase			Split Phase		
Rights:		Ovl			Include			Ovl			Ovl	
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	2 0	2 0	1	1 0	2 0	1	1 1	1 0	2	1 1	1 0	1
Volume Module:												
Base Vol:	321	292	296	13	648	39	44	135	995	150	74	11
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	321	292	296	13	648	39	44	135	995	150	74	11
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	321	292	296	13	648	39	44	135	995	150	74	11
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	321	292	296	13	648	39	44	135	995	150	74	11
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	321	292	296	13	648	39	44	135	995	150	74	11
OvlAdjVol:			221						674			0
Saturation Flow Module:												
Sat/Lane:	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	2.00	2.00	1.00	1.00	2.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00
Final Sat.:	3200	3200	1600	1600	3200	1600	1600	3200	3200	3200	1600	1600
Capacity Analysis Module:												
Vol/Sat:	0.10	0.09	0.19	0.01	0.20	0.02	0.03	0.04	0.31	0.05	0.05	0.01
OvlAdjV/S:			0.14						0.21			0.00
Crit Moves:	****				****				****	****		

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #10 VINEYARD AVE (SR-232) / RIVER PARK BLVD

Cycle (sec):	100	Critical Vol./Cap.(X):	0.640
Loss Time (sec):	16	Average Delay (sec/veh):	26.2
Optimal Cycle:	61	Level Of Service:	C

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Split Phase			Split Phase		
Rights:	Include			Include			Ovl			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	2 0	2 1	0	1 0	2 1	0	0 1	0 0	2	1 1	0 0	1
Volume Module:												
Base Vol:	159	1032	468	105	1004	56	46	130	340	243	57	46
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	159	1032	468	105	1004	56	46	130	340	243	57	46
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	159	1032	468	105	1004	56	46	130	340	243	57	46
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	159	1032	468	105	1004	56	46	130	340	243	57	46
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	159	1032	468	105	1004	56	46	130	340	243	57	46
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.87	0.87	0.95	0.90	0.90	0.99	0.99	0.75	0.96	0.96	0.85
Lanes:	2.00	2.06	0.94	1.00	2.84	0.16	0.26	0.74	2.00	1.62	0.38	1.00
Final Sat.:	3502	3401	1542	1805	4874	272	490	1385	2842	2958	694	1615
Capacity Analysis Module:												
Vol/Sat:	0.05	0.30	0.30	0.06	0.21	0.21	0.09	0.09	0.12	0.08	0.08	0.03
Crit Moves:		****		****				****			****	
Green/Cycle:	0.10	0.47	0.47	0.09	0.46	0.46	0.15	0.15	0.25	0.13	0.13	0.13
Volume/Cap:	0.44	0.64	0.64	0.64	0.44	0.44	0.64	0.64	0.48	0.64	0.64	0.22
Uniform Del:	42.2	19.9	19.9	43.9	18.2	18.2	40.2	40.2	32.1	41.4	41.4	39.1
IncremntDel:	0.9	0.6	0.6	8.2	0.1	0.1	5.0	5.0	0.5	3.0	3.0	0.5
InitQueuDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Delay/Veh:	43.1	20.5	20.5	52.1	18.3	18.3	45.2	45.2	32.6	44.4	44.4	39.6
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	43.1	20.5	20.5	52.1	18.3	18.3	45.2	45.2	32.6	44.4	44.4	39.6
LOS by Move:	D	C	C	D	B	B	D	D	C	D	D	D
HCM2k95thQ:	6	24	24	8	15	15	12	12	11	11	11	3

Note: Queue reported is the number of cars per lane.

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #11 OXNARD BLVD / US-101 NB RAMPS

Cycle (sec):	100	Critical Vol./Cap.(X):	0.517
Loss Time (sec):	12	Average Delay (sec/veh):	23.9
Optimal Cycle:	42	Level Of Service:	C

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Permitted			Split Phase			Split Phase		
Rights:	Include			Ignore			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	2 0	2 0	0	0 0	4 0	1	0 0	0 0	0	1 0	1! 0	1
Volume Module:												
Base Vol:	851	526	0	0	557	1255	0	0	0	125	0	385
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	851	526	0	0	557	1255	0	0	0	125	0	385
User Adj:	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	851	526	0	0	557	0	0	0	0	125	0	385
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	851	526	0	0	557	0	0	0	0	125	0	385
PCE Adj:	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	851	526	0	0	557	0	0	0	0	125	0	385
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.95	1.00	1.00	0.91	1.00	1.00	1.00	1.00	0.88	1.00	0.88
Lanes:	2.00	2.00	0.00	0.00	4.00	1.00	0.00	0.00	0.00	1.25	0.00	1.75
Final Sat.:	3502	3610	0	0	6916	1900	0	0	0	2073	0	2922
Capacity Analysis Module:												
Vol/Sat:	0.24	0.15	0.00	0.00	0.08	0.00	0.00	0.00	0.00	0.06	0.00	0.13
Crit Moves:	****				****							****
Green/Cycle:	0.47	0.63	0.00	0.00	0.16	0.00	0.00	0.00	0.00	0.25	0.00	0.25
Volume/Cap:	0.52	0.23	0.00	0.00	0.52	0.00	0.00	0.00	0.00	0.24	0.00	0.52
Uniform Del:	18.6	8.2	0.0	0.0	38.8	0.0	0.0	0.0	0.0	29.6	0.0	32.0
IncremntDel:	0.3	0.1	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.1	0.0	0.5
InitQueuDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	1.00	1.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.00	1.00
Delay/Veh:	18.9	8.3	0.0	0.0	39.2	0.0	0.0	0.0	0.0	29.6	0.0	32.5
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	18.9	8.3	0.0	0.0	39.2	0.0	0.0	0.0	0.0	29.6	0.0	32.5
LOS by Move:	B	A	A	A	D	A	A	A	A	C	A	C
HCM2k95thQ:	18	7	0	0	10	0	0	0	0	5	0	12

Note: Queue reported is the number of cars per lane.

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #12 OXNARD BLVD / US 101 SB RAMPS

Cycle (sec):	100	Critical Vol./Cap.(X):	0.369
Loss Time (sec):	12	Average Delay (sec/veh):	21.4
Optimal Cycle:	34	Level Of Service:	C

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Permitted			Protected			Split Phase			Split Phase		
Rights:	Ignore			Include			Ignore			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	0 0	4 0	1	2 0	2 0	0	2 0	0 0	1	0 0	0 0	0
Volume Module:												
Base Vol:	0	1068	111	311	358	0	286	0	838	0	0	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	1068	111	311	358	0	286	0	838	0	0	0
User Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Volume:	0	1068	0	311	358	0	286	0	0	0	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	1068	0	311	358	0	286	0	0	0	0	0
PCE Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
FinalVolume:	0	1068	0	311	358	0	286	0	0	0	0	0
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	0.91	1.00	0.92	0.95	1.00	0.92	1.00	1.00	1.00	1.00	1.00
Lanes:	0.00	4.00	1.00	2.00	2.00	0.00	2.00	0.00	1.00	0.00	0.00	0.00
Final Sat.:	0	6916	1900	3502	3610	0	3502	0	1900	0	0	0
Capacity Analysis Module:												
Vol/Sat:	0.00	0.15	0.00	0.09	0.10	0.00	0.08	0.00	0.00	0.00	0.00	0.00
Crit Moves:		****		****			****					
Green/Cycle:	0.00	0.42	0.00	0.24	0.66	0.00	0.22	0.00	0.00	0.00	0.00	0.00
Volume/Cap:	0.00	0.37	0.00	0.37	0.15	0.00	0.37	0.00	0.00	0.00	0.00	0.00
Uniform Del:	0.0	20.0	0.0	31.7	6.5	0.0	33.0	0.0	0.0	0.0	0.0	0.0
IncremntDel:	0.0	0.1	0.0	0.3	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0
InitQueuDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	0.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Delay/Veh:	0.0	20.1	0.0	31.9	6.5	0.0	33.3	0.0	0.0	0.0	0.0	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	20.1	0.0	31.9	6.5	0.0	33.3	0.0	0.0	0.0	0.0	0.0
LOS by Move:	A	C	A	C	A	A	C	A	A	A	A	A
HCM2k95thQ:	0	12	0	8	4	0	8	0	0	0	0	0

Note: Queue reported is the number of cars per lane.

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #13 VINEYARD AVE / US-101 NB RAMPS

Cycle (sec):	100	Critical Vol./Cap.(X):	0.474
Loss Time (sec):	8	Average Delay (sec/veh):	13.4
Optimal Cycle:	30	Level Of Service:	B

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Permitted			Permitted			Split Phase			Split Phase		
Rights:	Ignore			Ignore			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	0 0	3 0	1	0 0	3 0	1	0 0	0 0	0	2 0	0 0	1
Volume Module:												
Base Vol:	0	1497	249	0	1147	436	0	0	0	336	0	238
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	1497	249	0	1147	436	0	0	0	336	0	238
User Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	1497	0	0	1147	0	0	0	0	336	0	238
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	1497	0	0	1147	0	0	0	0	336	0	238
PCE Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	0	1497	0	0	1147	0	0	0	0	336	0	238
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	0.92	1.00	0.85
Lanes:	0.00	3.00	1.00	0.00	3.00	1.00	0.00	0.00	0.00	2.00	0.00	1.00
Final Sat.:	0	5187	1900	0	5187	1900	0	0	0	3502	0	1615
Capacity Analysis Module:												
Vol/Sat:	0.00	0.29	0.00	0.00	0.22	0.00	0.00	0.00	0.00	0.10	0.00	0.15
Crit Moves:		****										****
Green/Cycle:	0.00	0.61	0.00	0.00	0.61	0.00	0.00	0.00	0.00	0.31	0.00	0.31
Volume/Cap:	0.00	0.47	0.00	0.00	0.36	0.00	0.00	0.00	0.00	0.31	0.00	0.47
Uniform Del:	0.0	10.7	0.0	0.0	9.8	0.0	0.0	0.0	0.0	26.3	0.0	27.8
IncremntDel:	0.0	0.1	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.2	0.0	0.7
InitQueuDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	0.00	1.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.00	1.00
Delay/Veh:	0.0	10.9	0.0	0.0	9.9	0.0	0.0	0.0	0.0	26.4	0.0	28.5
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	10.9	0.0	0.0	9.9	0.0	0.0	0.0	0.0	26.4	0.0	28.5
LOS by Move:	A	B	A	A	A	A	A	A	A	C	A	C
HCM2k95thQ:	0	17	0	0	12	0	0	0	0	8	0	12

Note: Queue reported is the number of cars per lane.

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #14 VINEYARD AVE / US-101 SB RAMPS

Cycle (sec):	100	Critical Vol./Cap.(X):	0.682
Loss Time (sec):	8	Average Delay (sec/veh):	17.2
Optimal Cycle:	46	Level Of Service:	B

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Permitted			Permitted			Split Phase			Split Phase		
Rights:	Ignore			Ignore			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	0 0	2 0	1	0 0	3 0	1	1 0	1! 0	0	0 0	0 0	0
Volume Module:												
Base Vol:	0	1378	965	0	1117	302	457	0	203	0	0	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	1378	965	0	1117	302	457	0	203	0	0	0
User Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	1378	0	0	1117	0	457	0	203	0	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	1378	0	0	1117	0	457	0	203	0	0	0
PCE Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	0	1378	0	0	1117	0	457	0	203	0	0	0
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	0.95	1.00	1.00	0.91	1.00	0.92	1.00	0.92	1.00	1.00	1.00
Lanes:	0.00	2.00	1.00	0.00	3.00	1.00	1.53	0.00	0.47	0.00	0.00	0.00
Final Sat.:	0	3610	1900	0	5187	1900	2681	0	825	0	0	0
Capacity Analysis Module:												
Vol/Sat:	0.00	0.38	0.00	0.00	0.22	0.00	0.17	0.00	0.25	0.00	0.00	0.00
Crit Moves:		****							****			
Green/Cycle:	0.00	0.56	0.00	0.00	0.56	0.00	0.36	0.00	0.36	0.00	0.00	0.00
Volume/Cap:	0.00	0.68	0.00	0.00	0.39	0.00	0.47	0.00	0.68	0.00	0.00	0.00
Uniform Del:	0.0	15.7	0.0	0.0	12.4	0.0	24.6	0.0	27.1	0.0	0.0	0.0
IncremntDel:	0.0	1.0	0.0	0.0	0.1	0.0	0.3	0.0	2.0	0.0	0.0	0.0
InitQueuDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	0.00	1.00	0.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00	0.00	0.00
Delay/Veh:	0.0	16.7	0.0	0.0	12.5	0.0	24.9	0.0	29.1	0.0	0.0	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	16.7	0.0	0.0	12.5	0.0	24.9	0.0	29.1	0.0	0.0	0.0
LOS by Move:	A	B	A	A	B	A	C	A	C	A	A	A
HCM2k95thQ:	0	29	0	0	13	0	14	0	22	0	0	0

Note: Queue reported is the number of cars per lane.

Scenario Report

Scenario:	2019_PM
Command:	2019_PM
Volume:	2019_PM
Geometry:	Default Geometry
Impact Fee:	Default Impact Fee
Trip Generation:	Default Trip Generation
Trip Distribution:	Default Trip Distribution
Paths:	Default Path
Routes:	Default Route
Configuration:	Default Configuration

Impact Analysis Report
Level Of Service

Intersection	Base LOS	Base Del/ Veh	Base V/ C	Future LOS	Future Del/ Veh	Future V/ C	Change in
# 8 VENTURA RD / TOWN CENTER DR	A	xxxxx	0.525	A	xxxxx	0.525	+ 0.000 V/C
# 9 OXNARD BLVD / TOWN CENTER DR	A	xxxxx	0.563	A	xxxxx	0.563	+ 0.000 V/C
# 10 VINEYARD AVE (SR-232) / RIVER	C	29.0	0.630	C	29.0	0.630	+ 0.000 D/V
# 11 OXNARD BLVD / US-101 NB RAMPS	C	26.0	0.597	C	26.0	0.597	+ 0.000 D/V
# 12 OXNARD BLVD / US 101 SB RAMPS	C	22.4	0.442	C	22.4	0.442	+ 0.000 D/V
# 13 VINEYARD AVE / US-101 NB RAMPS	B	14.1	0.471	B	14.1	0.471	+ 0.000 D/V
# 14 VINEYARD AVE / US-101 SB RAMPS	B	14.7	0.625	B	14.7	0.625	+ 0.000 D/V

Level Of Service Computation Report
ICU 1(Loss as Cycle Length %) Method (Base Volume Alternative)

Intersection #8 VENTURA RD / TOWN CENTER DR

Cycle (sec):	100	Critical Vol./Cap.(X):	0.525
Loss Time (sec):	10	Average Delay (sec/veh):	xxxxxx
Optimal Cycle:	35	Level Of Service:	A

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Prot+Permit			Prot+Permit			Split Phase			Split Phase		
Rights:	Ignore			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	1 0	2 0	1	1 0	1 1	0	0 0	1! 0	0	2 0	1 0	1
Volume Module:												
Base Vol:	7	423	630	155	336	2	4	52	5	506	13	29
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	7	423	630	155	336	2	4	52	5	506	13	29
User Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	7	423	0	155	336	2	4	52	5	506	13	29
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	7	423	0	155	336	2	4	52	5	506	13	29
PCE Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	7	423	0	155	336	2	4	52	5	506	13	29
Saturation Flow Module:												
Sat/Lane:	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	1.00	2.00	1.00	1.00	1.99	0.01	0.07	0.85	0.08	2.00	1.00	1.00
Final Sat.:	1600	3200	1600	1600	3181	19	105	1364	131	3200	1600	1600
Capacity Analysis Module:												
Vol/Sat:	0.00	0.13	0.00	0.10	0.11	0.11	0.04	0.04	0.04	0.16	0.01	0.02
Crit Moves:		****		****			****			****		

Level Of Service Computation Report
ICU 1(Loss as Cycle Length %) Method (Base Volume Alternative)

Intersection #9 OXNARD BLVD / TOWN CENTER DR

Cycle (sec):	100	Critical Vol./Cap.(X):	0.563
Loss Time (sec):	10	Average Delay (sec/veh):	xxxxxx
Optimal Cycle:	37	Level Of Service:	A

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L -	T -	R	L -	T -	R	L -	T -	R	L -	T -	R
Control:	Protected			Protected			Split Phase			Split Phase		
Rights:		Ovl			Include			Ovl			Ovl	
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	2 0	2 0	1	1 0	2 0	1	1 1	1 0	2	1 1	1 0	1
Volume Module:												
Base Vol:	334	648	506	15	446	58	84	174	589	445	142	22
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	334	648	506	15	446	58	84	174	589	445	142	22
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	334	648	506	15	446	58	84	174	589	445	142	22
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	334	648	506	15	446	58	84	174	589	445	142	22
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	334	648	506	15	446	58	84	174	589	445	142	22
OvlAdjVol:			283						255			7
Saturation Flow Module:												
Sat/Lane:	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	2.00	2.00	1.00	1.00	2.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00
Final Sat.:	3200	3200	1600	1600	3200	1600	1600	3200	3200	3200	1600	1600
Capacity Analysis Module:												
Vol/Sat:	0.10	0.20	0.32	0.01	0.14	0.04	0.05	0.05	0.18	0.14	0.09	0.01
OvlAdjV/S:			0.18						0.08			0.00
Crit Moves:	****				****				****	****		

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #10 VINEYARD AVE (SR-232) / RIVER PARK BLVD

Cycle (sec):	100	Critical Vol./Cap.(X):	0.630
Loss Time (sec):	16	Average Delay (sec/veh):	29.0
Optimal Cycle:	60	Level Of Service:	C

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Split Phase			Split Phase		
Rights:	Include			Include			Ovl			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	2 0	2 1	0	1 0	2 1	0	0 1	0 0	2	1 1	0 0	1
Volume Module:												
Base Vol:	346	956	239	49	1077	78	49	97	385	352	113	110
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	346	956	239	49	1077	78	49	97	385	352	113	110
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	346	956	239	49	1077	78	49	97	385	352	113	110
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	346	956	239	49	1077	78	49	97	385	352	113	110
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	346	956	239	49	1077	78	49	97	385	352	113	110
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.88	0.88	0.95	0.90	0.90	0.98	0.98	0.75	0.96	0.96	0.85
Lanes:	2.00	2.40	0.60	1.00	2.80	0.20	0.34	0.66	2.00	1.51	0.49	1.00
Final Sat.:	3502	4025	1006	1805	4788	347	627	1241	2842	2773	890	1615
Capacity Analysis Module:												
Vol/Sat:	0.10	0.24	0.24	0.03	0.22	0.22	0.08	0.08	0.14	0.13	0.13	0.07
Crit Moves:	****				****		****			****		
Green/Cycle:	0.16	0.46	0.46	0.05	0.36	0.36	0.12	0.12	0.28	0.20	0.20	0.20
Volume/Cap:	0.63	0.51	0.51	0.51	0.63	0.63	0.63	0.63	0.48	0.63	0.63	0.34
Uniform Del:	39.4	19.0	19.0	46.1	26.6	26.6	41.6	41.6	29.9	36.5	36.5	34.2
IncremntDel:	2.3	0.2	0.2	4.8	0.7	0.7	5.5	5.5	0.5	1.8	1.8	0.6
InitQueuDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Delay/Veh:	41.8	19.2	19.2	50.9	27.4	27.4	47.1	47.1	30.3	38.3	38.3	34.8
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	41.8	19.2	19.2	50.9	27.4	27.4	47.1	47.1	30.3	38.3	38.3	34.8
LOS by Move:	D	B	B	D	C	C	D	D	C	D	D	C
DesignQueue:	9	14	14	3	16	16	7	7	9	11	11	5

Note: Queue reported is the number of cars per lane.

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #11 OXNARD BLVD / US-101 NB RAMPS

Cycle (sec):	100	Critical Vol./Cap.(X):	0.597
Loss Time (sec):	12	Average Delay (sec/veh):	26.0
Optimal Cycle:	48	Level Of Service:	C

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Permitted			Split Phase			Split Phase		
Rights:	Include			Ignore			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	2 0	2 0	0	0 0	4 0	1	0 0	0 0	0	1 0	1! 0	1
Volume Module:												
Base Vol:	758	912	0	0	637	839	0	0	0	209	0	631
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	758	912	0	0	637	839	0	0	0	209	0	631
User Adj:	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	758	912	0	0	637	0	0	0	0	209	0	631
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	758	912	0	0	637	0	0	0	0	209	0	631
PCE Adj:	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	758	912	0	0	637	0	0	0	0	209	0	631
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.95	1.00	1.00	0.91	1.00	1.00	1.00	1.00	0.88	1.00	0.88
Lanes:	2.00	2.00	0.00	0.00	4.00	1.00	0.00	0.00	0.00	1.25	0.00	1.75
Final Sat.:	3502	3610	0	0	6916	1900	0	0	0	2079	0	2916
Capacity Analysis Module:												
Vol/Sat:	0.22	0.25	0.00	0.00	0.09	0.00	0.00	0.00	0.00	0.10	0.00	0.22
Crit Moves:	****				****							****
Green/Cycle:	0.36	0.52	0.00	0.00	0.15	0.00	0.00	0.00	0.00	0.36	0.00	0.36
Volume/Cap:	0.60	0.49	0.00	0.00	0.60	0.00	0.00	0.00	0.00	0.28	0.00	0.60
Uniform Del:	25.9	15.6	0.0	0.0	39.4	0.0	0.0	0.0	0.0	22.6	0.0	25.9
IncremntDel:	0.8	0.2	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.1	0.0	0.7
InitQueuDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	1.00	1.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.00	1.00
Delay/Veh:	26.7	15.8	0.0	0.0	40.3	0.0	0.0	0.0	0.0	22.6	0.0	26.6
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	26.7	15.8	0.0	0.0	40.3	0.0	0.0	0.0	0.0	22.6	0.0	26.6
LOS by Move:	C	B	A	A	D	A	A	A	A	C	A	C
DesignQueue:	15	14	0	0	8	0	0	0	0	6	0	13

Note: Queue reported is the number of cars per lane.

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #12 OXNARD BLVD / US 101 SB RAMPS

Cycle (sec):	100	Critical Vol./Cap.(X):	0.442
Loss Time (sec):	12	Average Delay (sec/veh):	22.4
Optimal Cycle:	37	Level Of Service:	C

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Permitted			Protected			Split Phase			Split Phase		
Rights:	Ignore			Include			Ignore			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	0 0	4 0	1	2 0	2 0	0	2 0	0 0	1	0 0	0 0	0
Volume Module:												
Base Vol:	0	1209	147	320	547	0	429	0	1073	0	0	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	1209	147	320	547	0	429	0	1073	0	0	0
User Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Volume:	0	1209	0	320	547	0	429	0	0	0	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	1209	0	320	547	0	429	0	0	0	0	0
PCE Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
FinalVolume:	0	1209	0	320	547	0	429	0	0	0	0	0
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	0.91	1.00	0.92	0.95	1.00	0.92	1.00	1.00	1.00	1.00	1.00
Lanes:	0.00	4.00	1.00	2.00	2.00	0.00	2.00	0.00	1.00	0.00	0.00	0.00
Final Sat.:	0	6916	1900	3502	3610	0	3502	0	1900	0	0	0
Capacity Analysis Module:												
Vol/Sat:	0.00	0.17	0.00	0.09	0.15	0.00	0.12	0.00	0.00	0.00	0.00	0.00
Crit Moves:		****		****			****					
Green/Cycle:	0.00	0.40	0.00	0.21	0.60	0.00	0.28	0.00	0.00	0.00	0.00	0.00
Volume/Cap:	0.00	0.44	0.00	0.44	0.25	0.00	0.44	0.00	0.00	0.00	0.00	0.00
Uniform Del:	0.0	22.1	0.0	34.6	9.3	0.0	29.8	0.0	0.0	0.0	0.0	0.0
IncremntDel:	0.0	0.1	0.0	0.4	0.1	0.0	0.3	0.0	0.0	0.0	0.0	0.0
InitQueuDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	0.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Delay/Veh:	0.0	22.2	0.0	35.0	9.4	0.0	30.1	0.0	0.0	0.0	0.0	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	22.2	0.0	35.0	9.4	0.0	30.1	0.0	0.0	0.0	0.0	0.0
LOS by Move:	A	C	A	D	A	A	C	A	A	A	A	A
DesignQueue:	0	12	0	7	7	0	9	0	0	0	0	0

Note: Queue reported is the number of cars per lane.

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #13 VINEYARD AVE / US-101 NB RAMPS

Cycle (sec):	100	Critical Vol./Cap.(X):	0.471
Loss Time (sec):	8	Average Delay (sec/veh):	14.1
Optimal Cycle:	30	Level Of Service:	B

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Permitted			Permitted			Split Phase			Split Phase		
Rights:	Ignore			Ignore			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	0 0	3 0	1	0 0	3 0	1	0 0	0 0	0	2 0	0 0	1
Volume Module:												
Base Vol:	0	1373	285	0	1499	338	0	0	0	506	0	232
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	1373	285	0	1499	338	0	0	0	506	0	232
User Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	1373	0	0	1499	0	0	0	0	506	0	232
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	1373	0	0	1499	0	0	0	0	506	0	232
PCE Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	0	1373	0	0	1499	0	0	0	0	506	0	232
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	0.92	1.00	0.85
Lanes:	0.00	3.00	1.00	0.00	3.00	1.00	0.00	0.00	0.00	2.00	0.00	1.00
Final Sat.:	0	5187	1900	0	5187	1900	0	0	0	3502	0	1615
Capacity Analysis Module:												
Vol/Sat:	0.00	0.26	0.00	0.00	0.29	0.00	0.00	0.00	0.00	0.14	0.00	0.14
Crit Moves:					****					****		
Green/Cycle:	0.00	0.61	0.00	0.00	0.61	0.00	0.00	0.00	0.00	0.31	0.00	0.31
Volume/Cap:	0.00	0.43	0.00	0.00	0.47	0.00	0.00	0.00	0.00	0.47	0.00	0.47
Uniform Del:	0.0	10.2	0.0	0.0	10.5	0.0	0.0	0.0	0.0	28.1	0.0	28.1
IncremntDel:	0.0	0.1	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.3	0.0	0.7
InitQueuDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	0.00	1.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.00	1.00
Delay/Veh:	0.0	10.3	0.0	0.0	10.6	0.0	0.0	0.0	0.0	28.4	0.0	28.8
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	10.3	0.0	0.0	10.6	0.0	0.0	0.0	0.0	28.4	0.0	28.8
LOS by Move:	A	B	A	A	B	A	A	A	A	C	A	C
DesignQueue:	0	12	0	0	13	0	0	0	0	10	0	9

Note: Queue reported is the number of cars per lane.

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #14 VINEYARD AVE / US-101 SB RAMPS

Cycle (sec):	100	Critical Vol./Cap.(X):	0.625
Loss Time (sec):	8	Average Delay (sec/veh):	14.7
Optimal Cycle:	40	Level Of Service:	B

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Permitted			Permitted			Split Phase			Split Phase		
Rights:	Ignore			Ignore			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	0 0	2 0	1	0 0	3 0	1	1 0	1! 0	0	0 0	0 0	0
Volume Module:												
Base Vol:	0	1376	762	0	1806	206	368	0	156	0	0	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	1376	762	0	1806	206	368	0	156	0	0	0
User Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	1376	0	0	1806	0	368	0	156	0	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	1376	0	0	1806	0	368	0	156	0	0	0
PCE Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	0	1376	0	0	1806	0	368	0	156	0	0	0
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	0.95	1.00	1.00	0.91	1.00	0.92	1.00	0.92	1.00	1.00	1.00
Lanes:	0.00	2.00	1.00	0.00	3.00	1.00	1.54	0.00	0.46	0.00	0.00	0.00
Final Sat.:	0	3610	1900	0	5187	1900	2701	0	804	0	0	0
Capacity Analysis Module:												
Vol/Sat:	0.00	0.38	0.00	0.00	0.35	0.00	0.14	0.00	0.19	0.00	0.00	0.00
Crit Moves:		****							****			
Green/Cycle:	0.00	0.61	0.00	0.00	0.61	0.00	0.31	0.00	0.31	0.00	0.00	0.00
Volume/Cap:	0.00	0.63	0.00	0.00	0.57	0.00	0.44	0.00	0.63	0.00	0.00	0.00
Uniform Del:	0.0	12.3	0.0	0.0	11.7	0.0	27.5	0.0	29.5	0.0	0.0	0.0
IncremntDel:	0.0	0.6	0.0	0.0	0.3	0.0	0.3	0.0	1.5	0.0	0.0	0.0
InitQueuDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	0.00	1.00	0.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00	0.00	0.00
Delay/Veh:	0.0	12.9	0.0	0.0	11.9	0.0	27.8	0.0	31.0	0.0	0.0	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	12.9	0.0	0.0	11.9	0.0	27.8	0.0	31.0	0.0	0.0	0.0
LOS by Move:	A	B	A	A	B	A	C	A	C	A	A	A
DesignQueue:	0	17	0	0	16	0	9	0	14	0	0	0

Note: Queue reported is the number of cars per lane.

DEVELOPMENT SCENARIO COMPARATIVE SUMMARY
TRIP GENERATION ESTIMATES - OXNARD RIVERPARK SPECIFIC PLAN AMENDMENT 2021

TRIP GENERATION RATES

Source (Oxnard Traffic Model)	Land Use No.	Land Use Description	Rate	Daily	Morning Peak Hour			Afternoon Peak Hour		
					In	Out	Total	In	Out	Total
ITE (Apartment)	3	Apartment	du	6.72	20%	80%	0.51	65%	35%	0.62
ITE (Shopping Center)	9	Regional Commercial	ksf	30.00	61%	39%	0.72	48%	52%	2.61

TRIP GENERATION ESTIMATES

Development Scenarios	Land Use No.	Land Use Description	Size	Daily	Morning Peak Hour			Afternoon Peak Hour		
					In	Out	Total	In	Out	Total
Scenario 1 - Districts B, C, & D										
	3	Apartment	1,025 du	6,888	105	418	523	413	223	636
	9	Regional Commercial	-562.247 ksf	-16,867	-247	-158	-405	-704	-763	-1,467
				-9,979	**-142**	**260**	**118**	**-291**	**-540**	**-831**
Scenario 2 - Districts B & C										
	3	Apartment	613 du	4,119	63	250	313	247	133	380
	9	Regional Commercial	-336.377 ksf	-10,091	-148	-94	-242	-421	-457	-878
				-5,972	**-85**	**156**	**71**	**-174**	**-324**	**-498**
Scenario 3 - Districts C & D										
	3	Apartment	692 du	4,650	71	282	353	278	151	429
	9	Regional Commercial	-379.727 ksf	-11,392	-167	-106	-273	-475	-516	-991
				-6,742	**-96**	**176**	**80**	**-197**	**-365**	**-562**
Scenario 4 - Districts B & D										
	3	Apartment	745 du	5,006	76	304	380	300	162	462
	9	Regional Commercial	-408.810 ksf	-12,264	-179	-115	-294	-512	-555	-1,067
				-7,258	**-103**	**189**	**86**	**-212**	**-393**	**-605**
Scenario 5 - District B										
	3	Apartment	333 du	2,238	34	136	170	133	73	206
	9	Regional Commercial	-182.730 ksf	-5,482	-81	-51	-132	-228	-249	-477
				-3,244	**-47**	**85**	**38**	**-95**	**-176**	**-271**
Scenario 6 - District C										
	3	Apartment	280 du	1,882	29	114	143	113	61	174
	9	Regional Commercial	-153.647 ksf	-4,609	-68	-43	-111	-192	-209	-401
				-2,727	**-39**	**71**	**32**	**-79**	**-148**	**-227**
Scenario 7 - Districts D										
	3	Apartment	412 du	2,769	42	168	210	165	90	255
	9	Regional Commercial	-266.080 ksf	-7,982	-117	-75	-192	-333	-361	-694
				-5,213	**-75**	**93**	**18**	**-168**	**-271**	**-439**

APPENDIX B

Air Emissions Calculations

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

RiverPark Adopted Specific Plan

Ventura County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	421.00	1000sqft	9.66	421,000.00	0
Government Office Building	19.00	1000sqft	0.44	19,000.00	0
Elementary School	1,683.00	Student	3.23	140,704.47	0
General Light Industry	8.00	1000sqft	0.18	8,000.00	0
Other Non-Asphalt Surfaces	226.00	Acre	226.00	9,844,560.00	0
City Park	43.50	Acre	43.50	1,894,860.00	0
Hotel	320.00	Room	10.67	464,640.00	0
Apartments Low Rise	880.00	Dwelling Unit	55.00	880,000.00	2693
Condo/Townhouse	1,102.00	Dwelling Unit	68.88	1,102,000.00	3372
Single Family Housing	823.00	Dwelling Unit	248.31	1,481,400.00	2518
Regional Shopping Center	1,574.00	1000sqft	36.13	1,574,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.6	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2030
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Date: 7/7/2021 5:17 PM

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use - Based on Traffic Study Adopted Specific Plan land uses. Specific Plan area is 702 acres.

Construction Phase - Estimated construction assumption.

Grading -

Architectural Coating - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Vehicle Trips - Based on Traffic Study

Woodstoves - No woodstoves, no fireplace

Area Coating - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Construction Off-road Equipment Mitigation - Assumed VCAPCD Rule 55 dust control measures.

Area Mitigation - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Residential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Residential_Interior	75.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Residential_Exterior	100	50
tblAreaCoating	Area_EF_Residential_Interior	75	50
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	880.00	110.00
tblConstructionPhase	NumDays	12,400.00	1,550.00
tblConstructionPhase	NumDays	1,240.00	155.00
tblConstructionPhase	NumDays	880.00	110.00
tblConstructionPhase	NumDays	480.00	60.00
tblFireplaces	NumberNoFireplace	880.00	0.00
tblFireplaces	NumberNoFireplace	1,102.00	0.00

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFireplaces	NumberNoFireplace	823.00	0.00
tblLandUse	LotAcreage	267.21	248.31
tblVehicleTrips	ST_TR	8.14	7.47
tblVehicleTrips	ST_TR	1.96	5.73
tblVehicleTrips	ST_TR	8.14	8.90
tblVehicleTrips	ST_TR	1.99	2.61
tblVehicleTrips	ST_TR	2.21	3.06
tblVehicleTrips	ST_TR	8.19	8.00
tblVehicleTrips	ST_TR	46.12	37.70
tblVehicleTrips	ST_TR	9.54	9.67
tblVehicleTrips	SU_TR	6.28	5.77
tblVehicleTrips	SU_TR	2.19	6.40
tblVehicleTrips	SU_TR	6.28	6.86
tblVehicleTrips	SU_TR	5.00	6.55
tblVehicleTrips	SU_TR	0.70	0.97
tblVehicleTrips	SU_TR	5.95	5.81
tblVehicleTrips	SU_TR	21.10	17.25
tblVehicleTrips	SU_TR	8.55	8.67
tblVehicleTrips	WD_TR	7.32	6.72
tblVehicleTrips	WD_TR	0.78	2.28
tblVehicleTrips	WD_TR	7.32	8.00
tblVehicleTrips	WD_TR	1.89	1.29
tblVehicleTrips	WD_TR	4.96	6.50
tblVehicleTrips	WD_TR	9.74	13.50
tblVehicleTrips	WD_TR	22.59	30.00
tblVehicleTrips	WD_TR	8.36	8.17
tblVehicleTrips	WD_TR	37.75	30.86
tblVehicleTrips	WD_TR	9.44	9.57

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RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	3.6867	38.8834	29.5975	0.0635	19.8049	1.6358	21.4183	10.1417	1.5050	11.6260	0.0000	6,158.7443	6,158.7443	1.9489	4.0400e-003	6,208.6698
2023	25.9473	128.4150	245.9882	1.0483	80.0364	1.6339	81.6703	21.6349	1.5400	23.1749	0.0000	110,111.5182	110,111.5182	4.3932	9.3988	113,022.1762
2024	24.3560	125.6197	232.5838	1.0239	80.0373	1.5347	81.5720	21.6353	1.4467	23.0820	0.0000	108,058.4491	108,058.4491	4.3036	9.1816	110,902.1508
2025	22.9105	122.3277	220.5586	0.9966	80.0382	1.4344	81.4727	21.6356	1.3527	22.9883	0.0000	105,785.1879	105,785.1879	4.2315	8.9511	108,558.4108
2026	21.7126	120.1060	210.4778	0.9714	80.0392	1.4166	81.4558	21.6359	1.3362	22.9721	0.0000	103,606.1109	103,606.1109	4.1787	8.7352	106,313.6735
2027	20.6008	117.9126	201.7736	0.9471	80.0400	1.3952	81.4352	21.6362	1.3163	22.9525	0.0000	101,464.4836	101,464.4836	4.1333	8.5191	104,106.5097
2028	19.5744	116.1131	194.5752	0.9248	80.0408	1.3735	81.4143	21.6365	1.2962	22.9327	0.0000	99,512.1380	99,512.1380	4.1017	8.3197	102,093.9541
2029	335.7484	114.3678	188.2255	0.9042	80.0416	1.3509	81.3925	21.6368	1.2752	22.9119	0.0000	97,682.5572	97,682.5572	4.0805	8.1301	100,207.3483
Maximum	**335.7484**	**128.4150**	**245.9882**	**1.0483**	**80.0416**	**1.6358**	**81.6703**	**21.6368**	**1.5400**	**23.1749**	**0.0000**	**110,111.5182**	**110,111.5182**	**4.3932**	**9.3988**	**113,022.1762**

Mitigated Construction

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	3.6867	38.8834	29.5975	0.0635	7.8141	1.6358	9.4275	3.9792	1.5050	5.4635	0.0000	6,158.7443	6,158.7443	1.9489	4.0400e-003	6,208.6698
2023	25.9473	128.4150	245.9882	1.0483	80.0364	1.6339	81.6703	21.6349	1.5400	23.1749	0.0000	110,111.5182	110,111.5182	4.3932	9.3988	113,022.1762
2024	24.3560	125.6197	232.5838	1.0239	80.0373	1.5347	81.5720	21.6353	1.4467	23.0820	0.0000	108,058.4491	108,058.4491	4.3036	9.1816	110,902.1508
2025	22.9105	122.3277	220.5586	0.9966	80.0382	1.4344	81.4727	21.6356	1.3527	22.9883	0.0000	105,785.1879	105,785.1879	4.2315	8.9511	108,558.4108
2026	21.7126	120.1060	210.4778	0.9714	80.0392	1.4166	81.4558	21.6359	1.3362	22.9721	0.0000	103,606.1109	103,606.1109	4.1787	8.7352	106,313.6735
2027	20.6008	117.9126	201.7736	0.9471	80.0400	1.3952	81.4352	21.6362	1.3163	22.9525	0.0000	101,464.4836	101,464.4836	4.1333	8.5191	104,106.5097
2028	19.5744	116.1131	194.5752	0.9248	80.0408	1.3735	81.4143	21.6365	1.2962	22.9327	0.0000	99,512.1380	99,512.1380	4.1017	8.3197	102,093.9541
2029	335.7484	114.3678	188.2255	0.9042	80.0416	1.3509	81.3925	21.6368	1.2752	22.9119	0.0000	97,682.5572	97,682.5572	4.0805	8.1301	100,207.3483
Maximum	**335.7484**	**128.4150**	**245.9882**	**1.0483**	**80.0416**	**1.6358**	**81.6703**	**21.6368**	**1.5400**	**23.1749**	**0.0000**	**110,111.5182**	**110,111.5182**	**4.3932**	**9.3988**	**113,022.1762**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**2.07**	**0.00**	**2.03**	**3.81**	**0.00**	**3.57**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category	lb/day										lb/day					
Area	150.8938	2.6647	231.2408	0.0123		1.2849	1.2849		1.2849	1.2849	0.0000	417.6291	417.6291	0.3994	0.0000	427.6147
Energy	2.1714	18.9539	10.8160	0.1184		1.5003	1.5003		1.5003	1.5003		23,688.1305	23,688.1305	0.4540	0.4343	23,828.8972
Mobile	193.9048	169.0665	1,556.7098	3.2547	413.7438	2.2956	416.0394	110.2731	2.1413	112.4144		350,318.8970	350,318.8970	22.8479	15.5779	355,532.3043
Total	**346.9700**	**190.6850**	**1,798.7665**	**3.3854**	**413.7438**	**5.0807**	**418.8246**	**110.2731**	**4.9265**	**115.1996**	**0.0000**	**374,424.6566**	**374,424.6566**	**23.7013**	**16.0122**	**379,788.8162**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	141.1486	2.6647	231.2408	0.0123		1.2849	1.2849		1.2849	1.2849	0.0000	417.6291	417.6291	0.3994	0.0000	427.6147
Energy	2.1714	18.9539	10.8160	0.1184		1.5003	1.5003		1.5003	1.5003		23,688.1305	23,688.1305	0.4540	0.4343	23,828.8972
Mobile	193.9048	169.0665	1,556.7098	3.2547	413.7438	2.2956	416.0394	110.2731	2.1413	112.4144		350,318.8970	350,318.8970	22.8479	15.5779	355,532.3043
Total	**337.2248**	**190.6850**	**1,798.7665**	**3.3854**	**413.7438**	**5.0807**	**418.8246**	**110.2731**	**4.9265**	**115.1996**	**0.0000**	**374,424.6566**	**374,424.6566**	**23.7013**	**16.0122**	**379,788.8162**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**2.81**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

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RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	5/24/2022	8/15/2022	5	60	
2	Grading	Grading	8/16/2022	3/20/2023	5	155	
3	Building Construction	Building Construction	3/21/2023	2/26/2029	5	1550	
4	Paving	Paving	2/27/2029	7/30/2029	5	110	
5	Architectural Coating	Architectural Coating	7/31/2029	12/31/2029	5	110	

Acres of Grading (Site Preparation Phase): 90

Acres of Grading (Grading Phase): 465

Acres of Paving: 226

Residential Indoor: 7,013,385; Residential Outdoor: 2,337,795; Non-Residential Indoor: 3,941,017; Non-Residential Outdoor: 1,313,672; Striped

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	7,556.00	2,655.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1,511.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836		3,686.0619	3,686.0619	1.1922		3,715.8655
Total	**3.1701**	**33.0835**	**19.6978**	**0.0380**	**19.6570**	**1.6126**	**21.2696**	**10.1025**	**1.4836**	**11.5860**		**3,686.0619**	**3,686.0619**	**1.1922**		**3,715.8655**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0557	0.0360	0.5004	1.3000e-003	0.1479	8.5000e-004	0.1487	0.0392	7.8000e-004	0.0400		132.6004	132.6004	4.1900e-003	3.6400e-003	133.7886
Total	**0.0557**	**0.0360**	**0.5004**	**1.3000e-003**	**0.1479**	**8.5000e-004**	**0.1487**	**0.0392**	**7.8000e-004**	**0.0400**		**132.6004**	**132.6004**	**4.1900e-003**	**3.6400e-003**	**133.7886**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.6662	0.0000	7.6662	3.9400	0.0000	3.9400			0.0000			0.0000

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655
Total	**3.1701**	**33.0835**	**19.6978**	**0.0380**	**7.6662**	**1.6126**	**9.2788**	**3.9400**	**1.4836**	**5.4235**	**0.0000**	**3,686.0619**	**3,686.0619**	**1.1922**		**3,715.8655**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0557	0.0360	0.5004	1.3000e-003	0.1479	8.5000e-004	0.1487	0.0392	7.8000e-004	0.0400		132.6004	132.6004	4.1900e-003	3.6400e-003	133.7886
Total	**0.0557**	**0.0360**	**0.5004**	**1.3000e-003**	**0.1479**	**8.5000e-004**	**0.1487**	**0.0392**	**7.8000e-004**	**0.0400**		**132.6004**	**132.6004**	**4.1900e-003**	**3.6400e-003**	**133.7886**

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.2036	0.0000	9.2036	3.6538	0.0000	3.6538			0.0000			0.0000

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**9.2036**	**1.6349**	**10.8385**	**3.6538**	**1.5041**	**5.1579**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0619	0.0400	0.5560	1.4500e-003	0.1643	9.4000e-004	0.1652	0.0436	8.7000e-004	0.0445		147.3338	147.3338	4.6500e-003	4.0400e-003	148.6540
Total	**0.0619**	**0.0400**	**0.5560**	**1.4500e-003**	**0.1643**	**9.4000e-004**	**0.1652**	**0.0436**	**8.7000e-004**	**0.0445**		**147.3338**	**147.3338**	**4.6500e-003**	**4.0400e-003**	**148.6540**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.5894	0.0000	3.5894	1.4250	0.0000	1.4250			0.0000			0.0000

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**3.5894**	**1.6349**	**5.2243**	**1.4250**	**1.5041**	**2.9291**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0619	0.0400	0.5560	1.4500e-003	0.1643	9.4000e-004	0.1652	0.0436	8.7000e-004	0.0445		147.3338	147.3338	4.6500e-003	4.0400e-003	148.6540
Total	**0.0619**	**0.0400**	**0.5560**	**1.4500e-003**	**0.1643**	**9.4000e-004**	**0.1652**	**0.0436**	**8.7000e-004**	**0.0445**		**147.3338**	**147.3338**	**4.6500e-003**	**4.0400e-003**	**148.6540**

3.3 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.2036	0.0000	9.2036	3.6538	0.0000	3.6538			0.0000			0.0000

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105		6,011.4777	6,011.4777	1.9442		6,060.0836
Total	**3.3217**	**34.5156**	**28.0512**	**0.0621**	**9.2036**	**1.4245**	**10.6281**	**3.6538**	**1.3105**	**4.9643**		**6,011.4777**	**6,011.4777**	**1.9442**		**6,060.0836**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0575	0.0356	0.5135	1.4000e-003	0.1643	8.9000e-004	0.1652	0.0436	8.2000e-004	0.0444		143.4697	143.4697	4.2100e-003	3.7500e-003	144.6916
Total	**0.0575**	**0.0356**	**0.5135**	**1.4000e-003**	**0.1643**	**8.9000e-004**	**0.1652**	**0.0436**	**8.2000e-004**	**0.0444**		**143.4697**	**143.4697**	**4.2100e-003**	**3.7500e-003**	**144.6916**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.5894	0.0000	3.5894	1.4250	0.0000	1.4250			0.0000			0.0000

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105	0.0000	6,011.4777	6,011.4777	1.9442		6,060.0836
Total	**3.3217**	**34.5156**	**28.0512**	**0.0621**	**3.5894**	**1.4245**	**5.0139**	**1.4250**	**1.3105**	**2.7355**	**0.0000**	**6,011.4777**	**6,011.4777**	**1.9442**		**6,060.0836**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0575	0.0356	0.5135	1.4000e-003	0.1643	8.9000e-004	0.1652	0.0436	8.2000e-004	0.0444		143.4697	143.4697	4.2100e-003	3.7500e-003	144.6916
Total	**0.0575**	**0.0356**	**0.5135**	**1.4000e-003**	**0.1643**	**8.9000e-004**	**0.1652**	**0.0436**	**8.2000e-004**	**0.0444**		**143.4697**	**143.4697**	**4.2100e-003**	**3.7500e-003**	**144.6916**

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.6346	100.5920	35.7381	0.4918	17.9656	0.5979	18.5635	5.1708	0.5719	5.7427		53,353.4555	53,353.4555	2.1950	7.9831	55,787.2909
Worker	21.7400	13.4381	194.0060	0.5296	62.0708	0.3363	62.4071	16.4641	0.3097	16.7738		54,202.8529	54,202.8529	1.5904	1.4157	54,664.4792
Total	**24.3745**	**114.0301**	**229.7442**	**1.0214**	**80.0364**	**0.9342**	**80.9706**	**21.6349**	**0.8816**	**22.5165**		**107,556.3083**	**107,556.3083**	**3.7853**	**9.3988**	**110,451.7701**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.6346	100.5920	35.7381	0.4918	17.9656	0.5979	18.5635	5.1708	0.5719	5.7427		53,353.4555	53,353.4555	2.1950	7.9831	55,787.2909
Worker	21.7400	13.4381	194.0060	0.5296	62.0708	0.3363	62.4071	16.4641	0.3097	16.7738		54,202.8529	54,202.8529	1.5904	1.4157	54,664.4792
Total	**24.3745**	**114.0301**	**229.7442**	**1.0214**	**80.0364**	**0.9342**	**80.9706**	**21.6349**	**0.8816**	**22.5165**		**107,556.3083**	**107,556.3083**	**3.7853**	**9.3988**	**110,451.7701**

3.4 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
Total	**1.4716**	**13.4438**	**16.1668**	**0.0270**		**0.6133**	**0.6133**		**0.5769**	**0.5769**		**2,555.6989**	**2,555.6989**	**0.6044**		**2,570.8077**

Date: 7/7/2021 5:17 PM

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.5706	100.1146	35.5613	0.4836	17.9666	0.5995	18.5661	5.1712	0.5735	5.7447		52,547.7895	52,547.7895	2.2510	7.8608	54,946.5704
Worker	20.3138	12.0613	180.8557	0.5133	62.0708	0.3219	62.3926	16.4641	0.2964	16.7604		52,954.9606	52,954.9606	1.4482	1.3208	53,384.7728
Total	**22.8844**	**112.1759**	**216.4170**	**0.9969**	**80.0373**	**0.9214**	**80.9587**	**21.6353**	**0.8698**	**22.5051**		**105,502.7502**	**105,502.7502**	**3.6992**	**9.1816**	**108,331.3432**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	**1.4716**	**13.4438**	**16.1668**	**0.0270**		**0.6133**	**0.6133**		**0.5769**	**0.5769**	**0.0000**	**2,555.6989**	**2,555.6989**	**0.6044**		**2,570.8077**

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.5706	100.1146	35.5613	0.4836	17.9666	0.5995	18.5661	5.1712	0.5735	5.7447		52,547.7895	52,547.7895	2.2510	7.8608	54,946.5704
Worker	20.3138	12.0613	180.8557	0.5133	62.0708	0.3219	62.3926	16.4641	0.2964	16.7604		52,954.9606	52,954.9606	1.4482	1.3208	53,384.7728
Total	**22.8844**	**112.1759**	**216.4170**	**0.9969**	**80.0373**	**0.9214**	**80.9587**	**21.6353**	**0.8698**	**22.5051**		**105,502.7502**	**105,502.7502**	**3.6992**	**9.1816**	**108,331.3432**

3.4 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**		**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Unmitigated Construction Off-Site

Date: 7/7/2021 5:17 PM

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.5132	98.9733	35.4290	0.4740	17.9675	0.5998	18.5673	5.1715	0.5738	5.7453		51,587.8260	51,587.8260	2.3147	7.7142	53,944.5107
Worker	19.0299	10.8847	169.0450	0.4957	62.0708	0.3071	62.3778	16.4641	0.2827	16.7468		51,640.8875	51,640.8875	1.3159	1.2370	52,042.4020
Total	**21.5431**	**109.8580**	**204.4739**	**0.9697**	**80.0382**	**0.9069**	**80.9451**	**21.6356**	**0.8565**	**22.4920**		**103,228.7135**	**103,228.7135**	**3.6305**	**8.9511**	**105,986.9127**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**	**0.0000**	**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Mitigated Construction Off-Site

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.5132	98.9733	35.4290	0.4740	17.9675	0.5998	18.5673	5.1715	0.5738	5.7453		51,587.8260	51,587.8260	2.3147	7.7142	53,944.5107
Worker	19.0299	10.8847	169.0450	0.4957	62.0708	0.3071	62.3778	16.4641	0.2827	16.7468		51,640.8875	51,640.8875	1.3159	1.2370	52,042.4020
Total	**21.5431**	**109.8580**	**204.4739**	**0.9697**	**80.0382**	**0.9069**	**80.9451**	**21.6356**	**0.8565**	**22.4920**		**103,228.7135**	**103,228.7135**	**3.6305**	**8.9511**	**105,986.9127**

3.4 Building Construction - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**		**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Unmitigated Construction Off-Site

Date: 7/7/2021 5:17 PM

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.4616	97.7305	35.3822	0.4644	17.9684	0.5973	18.5657	5.1719	0.5714	5.7432		50,630.8677	50,630.8677	2.3769	7.5682	52,945.6163
Worker	17.8837	9.9059	159.0109	0.4800	62.0708	0.2918	62.3625	16.4641	0.2686	16.7326		50,418.7688	50,418.7688	1.2008	1.1670	50,796.5592
Total	**20.3452**	**107.6363**	**194.3931**	**0.9444**	**80.0392**	**0.8891**	**80.9283**	**21.6359**	**0.8400**	**22.4759**		**101,049.6366**	**101,049.6366**	**3.5778**	**8.7352**	**103,742.1754**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**	**0.0000**	**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Mitigated Construction Off-Site

Date: 7/7/2021 5:17 PM

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.4616	97.7305	35.3822	0.4644	17.9684	0.5973	18.5657	5.1719	0.5714	5.7432		50,630.8677	50,630.8677	2.3769	7.5682	52,945.6163
Worker	17.8837	9.9059	159.0109	0.4800	62.0708	0.2918	62.3625	16.4641	0.2686	16.7326		50,418.7688	50,418.7688	1.2008	1.1670	50,796.5592
Total	**20.3452**	**107.6363**	**194.3931**	**0.9444**	**80.0392**	**0.8891**	**80.9283**	**21.6359**	**0.8400**	**22.4759**		**101,049.6366**	**101,049.6366**	**3.5778**	**8.7352**	**103,742.1754**

3.4 Building Construction - 2027

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**		**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Unmitigated Construction Off-Site

Date: 7/7/2021 5:17 PM

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.4183	96.3760	35.3459	0.4542	17.9693	0.5931	18.5624	5.1722	0.5674	5.7395		49,592.9927	49,592.9927	2.4323	7.4116	51,862.4692
Worker	16.8151	9.0669	150.3431	0.4659	62.0708	0.2745	62.3452	16.4641	0.2526	16.7167		49,315.0166	49,315.0166	1.1001	1.1075	49,672.5424
Total	**19.2334**	**105.4429**	**185.6890**	**0.9201**	**80.0400**	**0.8676**	**80.9076**	**21.6362**	**0.8200**	**22.4562**		**98,908.0093**	**98,908.0093**	**3.5323**	**8.5191**	**101,535.0116**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**	**0.0000**	**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Mitigated Construction Off-Site

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.4183	96.3760	35.3459	0.4542	17.9693	0.5931	18.5624	5.1722	0.5674	5.7395		49,592.9927	49,592.9927	2.4323	7.4116	51,862.4692
Worker	16.8151	9.0669	150.3431	0.4659	62.0708	0.2745	62.3452	16.4641	0.2526	16.7167		49,315.0166	49,315.0166	1.1001	1.1075	49,672.5424
Total	**19.2334**	**105.4429**	**185.6890**	**0.9201**	**80.0400**	**0.8676**	**80.9076**	**21.6362**	**0.8200**	**22.4562**		**98,908.0093**	**98,908.0093**	**3.5323**	**8.5191**	**101,535.0116**

3.4 Building Construction - 2028

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**		**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Unmitigated Construction Off-Site

Date: 7/7/2021 5:17 PM

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.3850	95.2888	35.4387	0.4446	17.9701	0.5896	18.5597	5.1725	0.5640	5.7365		48,614.3020	48,614.3020	2.4880	7.2626	50,840.7577
Worker	15.8220	8.3547	143.0519	0.4533	62.0708	0.2563	62.3271	16.4641	0.2359	16.6999		48,341.3616	48,341.3616	1.0127	1.0571	48,681.6983
Total	**18.2070**	**103.6434**	**178.4906**	**0.8979**	**80.0408**	**0.8460**	**80.8868**	**21.6365**	**0.7999**	**22.4364**		**96,955.6636**	**96,955.6636**	**3.5008**	**8.3197**	**99,522.4560**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**	**0.0000**	**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Mitigated Construction Off-Site

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.3850	95.2888	35.4387	0.4446	17.9701	0.5896	18.5597	5.1725	0.5640	5.7365		48,614.3020	48,614.3020	2.4880	7.2626	50,840.7577
Worker	15.8220	8.3547	143.0519	0.4533	62.0708	0.2563	62.3271	16.4641	0.2359	16.6999		48,341.3616	48,341.3616	1.0127	1.0571	48,681.6983
Total	**18.2070**	**103.6434**	**178.4906**	**0.8979**	**80.0408**	**0.8460**	**80.8868**	**21.6365**	**0.7999**	**22.4364**		**96,955.6636**	**96,955.6636**	**3.5008**	**8.3197**	**99,522.4560**

3.4 Building Construction - 2029

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**		**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Unmitigated Construction Off-Site

Date: 7/7/2021 5:17 PM

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.3528	94.1634	35.5165	0.4352	17.9708	0.5841	18.5549	5.1727	0.5587	5.7315		47,651.7179	47,651.7179	2.5447	7.1163	49,836.0021
Worker	14.8498	7.7347	136.6243	0.4420	62.0708	0.2392	62.3100	16.4641	0.2202	16.6842		47,474.3649	47,474.3649	0.9348	1.0138	47,799.8481
Total	**17.2026**	**101.8981**	**172.1408**	**0.8772**	**80.0416**	**0.8233**	**80.8649**	**21.6368**	**0.7789**	**22.4157**		**95,126.0828**	**95,126.0828**	**3.4795**	**8.1301**	**97,635.8502**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**	**0.0000**	**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Mitigated Construction Off-Site

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.3528	94.1634	35.5165	0.4352	17.9708	0.5841	18.5549	5.1727	0.5587	5.7315		47,651.7179	47,651.7179	2.5447	7.1163	49,836.0021
Worker	14.8498	7.7347	136.6243	0.4420	62.0708	0.2392	62.3100	16.4641	0.2202	16.6842		47,474.3649	47,474.3649	0.9348	1.0138	47,799.8481
Total	**17.2026**	**101.8981**	**172.1408**	**0.8772**	**80.0416**	**0.8233**	**80.8649**	**21.6368**	**0.7789**	**22.4157**		**95,126.0828**	**95,126.0828**	**3.4795**	**8.1301**	**97,635.8502**

3.5 Paving - 2029

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9152**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**		**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

Unmitigated Construction Off-Site

Date: 7/7/2021 5:17 PM

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0295	0.0154	0.2712	8.8000e-004	0.1232	4.7000e-004	0.1237	0.0327	4.4000e-004	0.0331		94.2450	94.2450	1.8600e-003	2.0100e-003	94.8912
Total	**0.0295**	**0.0154**	**0.2712**	**8.8000e-004**	**0.1232**	**4.7000e-004**	**0.1237**	**0.0327**	**4.4000e-004**	**0.0331**		**94.2450**	**94.2450**	**1.8600e-003**	**2.0100e-003**	**94.8912**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9152**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**	**0.0000**	**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

Mitigated Construction Off-Site

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0295	0.0154	0.2712	8.8000e-004	0.1232	4.7000e-004	0.1237	0.0327	4.4000e-004	0.0331		94.2450	94.2450	1.8600e-003	2.0100e-003	94.8912
Total	**0.0295**	**0.0154**	**0.2712**	**8.8000e-004**	**0.1232**	**4.7000e-004**	**0.1237**	**0.0327**	**4.4000e-004**	**0.0331**		**94.2450**	**94.2450**	**1.8600e-003**	**2.0100e-003**	**94.8912**

3.6 Architectural Coating - 2029

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	332.6080					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	**332.7788**	**1.1455**	**1.8091**	**2.9700e-003**		**0.0515**	**0.0515**		**0.0515**	**0.0515**		**281.4481**	**281.4481**	**0.0154**		**281.8319**

Unmitigated Construction Off-Site

Date: 7/7/2021 5:17 PM

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9696	1.5467	27.3212	0.0884	12.4125	0.0478	12.4604	3.2924	0.0440	3.3364		9,493.6164	9,493.6164	0.1869	0.2027	9,558.7044
Total	**2.9696**	**1.5467**	**27.3212**	**0.0884**	**12.4125**	**0.0478**	**12.4604**	**3.2924**	**0.0440**	**3.3364**		**9,493.6164**	**9,493.6164**	**0.1869**	**0.2027**	**9,558.7044**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	332.6080					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
Total	**332.7788**	**1.1455**	**1.8091**	**2.9700e-003**		**0.0515**	**0.0515**		**0.0515**	**0.0515**	**0.0000**	**281.4481**	**281.4481**	**0.0154**		**281.8319**

Mitigated Construction Off-Site

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9696	1.5467	27.3212	0.0884	12.4125	0.0478	12.4604	3.2924	0.0440	3.3364		9,493.6164	9,493.6164	0.1869	0.2027	9,558.7044
Total	**2.9696**	**1.5467**	**27.3212**	**0.0884**	**12.4125**	**0.0478**	**12.4604**	**3.2924**	**0.0440**	**3.3364**		**9,493.6164**	**9,493.6164**	**0.1869**	**0.2027**	**9,558.7044**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	193.9048	169.0665	1,556.7098	3.2547	413.7438	2.2956	416.0394	110.2731	2.1413	112.4144		350,318.8970	350,318.8970	22.8479	15.5779	355,532.3043
Unmitigated	193.9048	169.0665	1,556.7098	3.2547	413.7438	2.2956	416.0394	110.2731	2.1413	112.4144		350,318.8970	350,318.8970	22.8479	15.5779	355,532.3043

4.2 Trip Summary Information

Date: 7/7/2021 5:17 PM

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	5,913.60	6,573.60	5077.60	16,270,234	16,270,234
City Park	99.18	249.26	278.40	312,163	312,163
Condo/Townhouse	8,816.00	9,807.80	7559.72	24,254,851	24,254,851
Elementary School	2,171.07	0.00	0.00	3,419,341	3,419,341
General Light Industry	52.00	20.88	52.40	139,002	139,002
General Office Building	5,683.50	1,288.26	408.37	10,280,761	10,280,761
Government Office Building	570.00	0.00	0.00	698,201	698,201
Hotel	2,614.40	2,560.00	1859.20	4,747,438	4,747,438
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Regional Shopping Center	48,570.49	59,339.80	27151.50	82,491,429	82,491,429
Single Family Housing	7,876.11	7,958.41	7135.41	21,502,377	21,502,377
Total	82,366.35	87,798.01	49,522.60	164,115,798	164,115,798

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6
Condo/Townhouse	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
Elementary School	9.50	7.30	7.30	65.00	30.00	5.00	63	25	12
General Light Industry	9.50	7.30	7.30	59.00	28.00	13.00	92	5	3
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	77	19	4
Government Office Building	9.50	7.30	7.30	33.00	62.00	5.00	50	34	16
Hotel	9.50	7.30	7.30	19.40	61.60	19.00	58	38	4
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Regional Shopping Center	9.50	7.30	7.30	16.30	64.70	19.00	54	35	11
Single Family Housing	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
City Park	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Condo/Townhouse	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Elementary School	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
General Light Industry	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
General Office Building	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Government Office Building	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Hotel	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Other Non-Asphalt Surfaces	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Regional Shopping Center	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Single Family Housing	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	2.1714	18.9539	10.8160	0.1184		1.5003	1.5003		1.5003	1.5003		23,688.1305	23,688.1305	0.4540	0.4343	23,828.8972
NaturalGas Unmitigated	2.1714	18.9539	10.8160	0.1184		1.5003	1.5003		1.5003	1.5003		23,688.1305	23,688.1305	0.4540	0.4343	23,828.8972

5.2 Energy by Land Use - NaturalGas

Date: 7/7/2021 5:17 PM

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	29942	0.3229	2.7594	1.1742	0.0176		0.2231	0.2231		0.2231	0.2231		3,522.5925	3,522.5925	0.0675	0.0646	3,543.5255
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	49832.9	0.5374	4.5924	1.9542	0.0293		0.3713	0.3713		0.3713	0.3713		5,862.6897	5,862.6897	0.1124	0.1075	5,897.5288
Elementary School	4525.67	0.0488	0.4437	0.3727	2.6600e-003		0.0337	0.0337		0.0337	0.0337		532.4321	532.4321	0.0102	9.7600e-003	535.5960
General Light Industry	455.014	4.9100e-003	0.0446	0.0375	2.7000e-004		3.3900e-003	3.3900e-003		3.3900e-003	3.3900e-003		53.5310	53.5310	1.0300e-003	9.8000e-004	53.8491
General Office Building	10438.5	0.1126	1.0234	0.8596	6.1400e-003		0.0778	0.0778		0.0778	0.0778		1,228.0580	1,228.0580	0.0235	0.0225	1,235.3558
Government Office Building	471.096	5.0800e-003	0.0462	0.0388	2.8000e-004		3.5100e-003	3.5100e-003		3.5100e-003	3.5100e-003		55.4231	55.4231	1.0600e-003	1.0200e-003	55.7524
Hotel	43217.9	0.4661	4.2371	3.5591	0.0254		0.3220	0.3220		0.3220	0.3220		5,084.4571	5,084.4571	0.0975	0.0932	5,114.6714
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	8581.53	0.0926	0.8413	0.7067	5.0500e-003		0.0639	0.0639		0.0639	0.0639		1,009.5923	1,009.5923	0.0194	0.0185	1,015.5918
Single Family Housing	53884.5	0.5811	4.9658	2.1131	0.0317		0.4015	0.4015		0.4015	0.4015		6,339.3548	6,339.3548	0.1215	0.1162	6,377.0264
Total		**2.1714**	**18.9539**	**10.8160**	**0.1184**		**1.5003**	**1.5003**		**1.5003**	**1.5003**		**23,688.1305**	**23,688.1305**	**0.4540**	**0.4343**	**23,828.8972**

Mitigated

Date: 7/7/2021 5:17 PM

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	29.942	0.3229	2.7594	1.1742	0.0176		0.2231	0.2231		0.2231	0.2231		3,522.5925	3,522.5925	0.0675	0.0646	3,543.5255
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	49.8329	0.5374	4.5924	1.9542	0.0293		0.3713	0.3713		0.3713	0.3713		5,862.6897	5,862.6897	0.1124	0.1075	5,897.5288
Elementary School	4.52567	0.0488	0.4437	0.3727	2.6600e-003		0.0337	0.0337		0.0337	0.0337		532.4321	532.4321	0.0102	9.7600e-003	535.5960
General Light Industry	0.455014	4.9100e-003	0.0446	0.0375	2.7000e-004		3.3900e-003	3.3900e-003		3.3900e-003	3.3900e-003		53.5310	53.5310	1.0300e-003	9.8000e-004	53.8491
General Office Building	10.4385	0.1126	1.0234	0.8596	6.1400e-003		0.0778	0.0778		0.0778	0.0778		1,228.0580	1,228.0580	0.0235	0.0225	1,235.3558
Government Office Building	0.471096	5.0800e-003	0.0462	0.0388	2.8000e-004		3.5100e-003	3.5100e-003		3.5100e-003	3.5100e-003		55.4231	55.4231	1.0600e-003	1.0200e-003	55.7524
Hotel	43.2179	0.4661	4.2371	3.5591	0.0254		0.3220	0.3220		0.3220	0.3220		5,084.4571	5,084.4571	0.0975	0.0932	5,114.6714
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	8.58153	0.0926	0.8413	0.7067	5.0500e-003		0.0639	0.0639		0.0639	0.0639		1,009.5923	1,009.5923	0.0194	0.0185	1,015.5918
Single Family Housing	53.8845	0.5811	4.9658	2.1131	0.0317		0.4015	0.4015		0.4015	0.4015		6,339.3548	6,339.3548	0.1215	0.1162	6,377.0264
Total		**2.1714**	**18.9539**	**10.8160**	**0.1184**		**1.5003**	**1.5003**		**1.5003**	**1.5003**		**23,688.1305**	**23,688.1305**	**0.4540**	**0.4343**	**23,828.8972**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	141.1486	2.6647	231.2408	0.0123		1.2849	1.2849		1.2849	1.2849	0.0000	417.6291	417.6291	0.3994	0.0000	427.6147
Unmitigated	150.8938	2.6647	231.2408	0.0123		1.2849	1.2849		1.2849	1.2849	0.0000	417.6291	417.6291	0.3994	0.0000	427.6147

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	10.0238					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	133.9265					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.9435	2.6647	231.2408	0.0123		1.2849	1.2849		1.2849	1.2849		417.6291	417.6291	0.3994		427.6147

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**150.8938**	**2.6647**	**231.2408**	**0.0123**		**1.2849**	**1.2849**		**1.2849**	**1.2849**	**0.0000**	**417.6291**	**417.6291**	**0.3994**	**0.0000**	**427.6147**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	10.0238					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	124.1813					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.9435	2.6647	231.2408	0.0123		1.2849	1.2849		1.2849	1.2849		417.6291	417.6291	0.3994		427.6147
Total	**141.1486**	**2.6647**	**231.2408**	**0.0123**		**1.2849**	**1.2849**		**1.2849**	**1.2849**	**0.0000**	**417.6291**	**417.6291**	**0.3994**	**0.0000**	**427.6147**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

RiverPark Adopted Specific Plan - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

RiverPark Adopted Specific Plan

Ventura County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	421.00	1000sqft	9.66	421,000.00	0
Government Office Building	19.00	1000sqft	0.44	19,000.00	0
Elementary School	1,683.00	Student	3.23	140,704.47	0
General Light Industry	8.00	1000sqft	0.18	8,000.00	0
Other Non-Asphalt Surfaces	226.00	Acre	226.00	9,844,560.00	0
City Park	43.50	Acre	43.50	1,894,860.00	0
Hotel	320.00	Room	10.67	464,640.00	0
Apartments Low Rise	880.00	Dwelling Unit	55.00	880,000.00	2693
Condo/Townhouse	1,102.00	Dwelling Unit	68.88	1,102,000.00	3372
Single Family Housing	823.00	Dwelling Unit	248.31	1,481,400.00	2518
Regional Shopping Center	1,574.00	1000sqft	36.13	1,574,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.6	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2030
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Date: 7/7/2021 5:14 PM

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use - Based on Traffic Study Adopted Specific Plan land uses. Specific Plan area is 702 acres.

Construction Phase - Estimated construction assumption.

Grading -

Architectural Coating - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Vehicle Trips - Based on Traffic Study

Woodstoves - No woodstoves, no fireplace

Area Coating - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Construction Off-road Equipment Mitigation - Assumed VCAPCD Rule 55 dust control measures.

Area Mitigation - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Residential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Residential_Interior	75.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Residential_Exterior	100	50
tblAreaCoating	Area_EF_Residential_Interior	75	50
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	880.00	110.00
tblConstructionPhase	NumDays	12,400.00	1,550.00
tblConstructionPhase	NumDays	1,240.00	155.00
tblConstructionPhase	NumDays	880.00	110.00
tblConstructionPhase	NumDays	480.00	60.00
tblFireplaces	NumberNoFireplace	880.00	0.00
tblFireplaces	NumberNoFireplace	1,102.00	0.00

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFireplaces	NumberNoFireplace	823.00	0.00
tblLandUse	LotAcreage	267.21	248.31
tblVehicleTrips	ST_TR	8.14	7.47
tblVehicleTrips	ST_TR	1.96	5.73
tblVehicleTrips	ST_TR	8.14	8.90
tblVehicleTrips	ST_TR	1.99	2.61
tblVehicleTrips	ST_TR	2.21	3.06
tblVehicleTrips	ST_TR	8.19	8.00
tblVehicleTrips	ST_TR	46.12	37.70
tblVehicleTrips	ST_TR	9.54	9.67
tblVehicleTrips	SU_TR	6.28	5.77
tblVehicleTrips	SU_TR	2.19	6.40
tblVehicleTrips	SU_TR	6.28	6.86
tblVehicleTrips	SU_TR	5.00	6.55
tblVehicleTrips	SU_TR	0.70	0.97
tblVehicleTrips	SU_TR	5.95	5.81
tblVehicleTrips	SU_TR	21.10	17.25
tblVehicleTrips	SU_TR	8.55	8.67
tblVehicleTrips	WD_TR	7.32	6.72
tblVehicleTrips	WD_TR	0.78	2.28
tblVehicleTrips	WD_TR	7.32	8.00
tblVehicleTrips	WD_TR	1.89	1.29
tblVehicleTrips	WD_TR	4.96	6.50
tblVehicleTrips	WD_TR	9.74	13.50
tblVehicleTrips	WD_TR	22.59	30.00
tblVehicleTrips	WD_TR	8.36	8.17
tblVehicleTrips	WD_TR	37.75	30.86
tblVehicleTrips	WD_TR	9.44	9.57

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	3.6915	38.8903	29.5861	0.0635	19.8049	1.6358	21.4183	10.1417	1.5050	11.6260	0.0000	6,152.3527	6,152.3527	1.9493	4.4900e-003	6,202.4233
2023	27.5883	135.1432	243.5710	1.0261	80.0364	1.6377	81.6741	21.6349	1.5437	23.1786	0.0000	107,842.3929	107,842.3929	4.5272	9.5745	110,808.7769
2024	25.9164	132.1101	230.7389	1.0024	80.0373	1.5382	81.5756	21.6353	1.4501	23.0854	0.0000	105,848.6885	105,848.6885	4.4271	9.3460	108,744.4604
2025	24.3948	128.5862	219.1911	0.9760	80.0382	1.4377	81.4760	21.6356	1.3559	22.9914	0.0000	103,637.1739	103,637.1739	4.3456	9.1055	106,459.2558
2026	23.1364	126.1625	209.4630	0.9515	80.0392	1.4197	81.4589	21.6359	1.3391	22.9751	0.0000	101,514.1151	101,514.1151	4.2841	8.8813	104,267.8382
2027	21.9616	123.7875	201.0455	0.9278	80.0400	1.3980	81.4380	21.6362	1.3190	22.9552	0.0000	99,422.0883	99,422.0883	4.2310	8.6581	102,107.9750
2028	20.8680	121.8381	194.0846	0.9061	80.0408	1.3762	81.4170	21.6365	1.2987	22.9353	0.0000	97,512.5379	97,512.5379	4.1925	8.4527	100,136.2607
2029	336.0176	119.9550	187.9159	0.8859	80.0416	1.3534	81.3950	21.6368	1.2776	22.9144	0.0000	95,720.1206	95,720.1206	4.1649	8.2580	98,285.1207
Maximum	**336.0176**	**135.1432**	**243.5710**	**1.0261**	**80.0416**	**1.6377**	**81.6741**	**21.6368**	**1.5437**	**23.1786**	**0.0000**	**107,842.3929**	**107,842.3929**	**4.5272**	**9.5745**	**110,808.7769**

Mitigated Construction

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	3.6915	38.8903	29.5861	0.0635	7.8141	1.6358	9.4275	3.9792	1.5050	5.4635	0.0000	6,152.3527	6,152.3527	1.9493	4.4900e-003	6,202.4233
2023	27.5883	135.1432	243.5710	1.0261	80.0364	1.6377	81.6741	21.6349	1.5437	23.1786	0.0000	107,842.3929	107,842.3929	4.5272	9.5745	110,808.7769
2024	25.9164	132.1101	230.7389	1.0024	80.0373	1.5382	81.5756	21.6353	1.4501	23.0854	0.0000	105,848.6885	105,848.6885	4.4271	9.3460	108,744.4604
2025	24.3948	128.5862	219.1911	0.9760	80.0382	1.4377	81.4760	21.6356	1.3559	22.9914	0.0000	103,637.1739	103,637.1739	4.3456	9.1055	106,459.2558
2026	23.1364	126.1625	209.4630	0.9515	80.0392	1.4197	81.4589	21.6359	1.3391	22.9751	0.0000	101,514.1151	101,514.1151	4.2841	8.8813	104,267.8382
2027	21.9616	123.7875	201.0455	0.9278	80.0400	1.3980	81.4380	21.6362	1.3190	22.9552	0.0000	99,422.0883	99,422.0883	4.2310	8.6581	102,107.9750
2028	20.8680	121.8381	194.0846	0.9061	80.0408	1.3762	81.4170	21.6365	1.2987	22.9353	0.0000	97,512.5379	97,512.5379	4.1925	8.4527	100,136.2607
2029	336.0176	119.9550	187.9159	0.8859	80.0416	1.3534	81.3950	21.6368	1.2776	22.9144	0.0000	95,720.1206	95,720.1206	4.1649	8.2580	98,285.1207
Maximum	**336.0176**	**135.1432**	**243.5710**	**1.0261**	**80.0416**	**1.6377**	**81.6741**	**21.6368**	**1.5437**	**23.1786**	**0.0000**	**107,842.3929**	**107,842.3929**	**4.5272**	**9.5745**	**110,808.7769**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**2.07**	**0.00**	**2.03**	**3.81**	**0.00**	**3.57**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category	lb/day										lb/day					
Area	150.8938	2.6647	231.2408	0.0123		1.2849	1.2849		1.2849	1.2849	0.0000	417.6291	417.6291	0.3994	0.0000	427.6147
Energy	2.1714	18.9539	10.8160	0.1184		1.5003	1.5003		1.5003	1.5003		23,688.1305	23,688.1305	0.4540	0.4343	23,828.8972
Mobile	185.0656	186.6888	1,681.0417	3.1471	413.7438	2.2968	416.0406	110.2731	2.1425	112.4156		338,681.0268	338,681.0268	24.7911	16.6482	344,261.9704
Total	**338.1308**	**208.3074**	**1,923.0985**	**3.2778**	**413.7438**	**5.0820**	**418.8258**	**110.2731**	**4.9276**	**115.2007**	**0.0000**	**362,786.7863**	**362,786.7863**	**25.6445**	**17.0825**	**368,518.4822**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	141.1486	2.6647	231.2408	0.0123		1.2849	1.2849		1.2849	1.2849	0.0000	417.6291	417.6291	0.3994	0.0000	427.6147
Energy	2.1714	18.9539	10.8160	0.1184		1.5003	1.5003		1.5003	1.5003		23,688.1305	23,688.1305	0.4540	0.4343	23,828.8972
Mobile	185.0656	186.6888	1,681.0417	3.1471	413.7438	2.2968	416.0406	110.2731	2.1425	112.4156		338,681.0268	338,681.0268	24.7911	16.6482	344,261.9704
Total	**328.3856**	**208.3074**	**1,923.0985**	**3.2778**	**413.7438**	**5.0820**	**418.8258**	**110.2731**	**4.9276**	**115.2007**	**0.0000**	**362,786.7863**	**362,786.7863**	**25.6445**	**17.0825**	**368,518.4822**

	ROG	**NOx**	**CO**	**SO2**	**Fugitive PM10**	**Exhaust PM10**	**PM10 Total**	**Fugitive PM2.5**	**Exhaust PM2.5**	**PM2.5 Total**	**Bio- CO2**	**NBio-CO2**	**Total CO2**	**CH4**	**N20**	**CO2e**
Percent Reduction	**2.88**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

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RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	5/24/2022	8/15/2022	5	60	
2	Grading	Grading	8/16/2022	3/20/2023	5	155	
3	Building Construction	Building Construction	3/21/2023	2/26/2029	5	1550	
4	Paving	Paving	2/27/2029	7/30/2029	5	110	
5	Architectural Coating	Architectural Coating	7/31/2029	12/31/2029	5	110	

Acres of Grading (Site Preparation Phase): 90

Acres of Grading (Grading Phase): 465

Acres of Paving: 226

Residential Indoor: 7,013,385; Residential Outdoor: 2,337,795; Non-Residential Indoor: 3,941,017; Non-Residential Outdoor: 1,313,672; Striped

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	7,556.00	2,655.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1,511.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836		3,686.0619	3,686.0619	1.1922		3,715.8655
Total	**3.1701**	**33.0835**	**19.6978**	**0.0380**	**19.6570**	**1.6126**	**21.2696**	**10.1025**	**1.4836**	**11.5860**		**3,686.0619**	**3,686.0619**	**1.1922**		**3,715.8655**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0600	0.0421	0.4901	1.2500e-003	0.1479	8.5000e-004	0.1487	0.0392	7.8000e-004	0.0400		126.8480	126.8480	4.5500e-003	4.0400e-003	128.1667
Total	**0.0600**	**0.0421**	**0.4901**	**1.2500e-003**	**0.1479**	**8.5000e-004**	**0.1487**	**0.0392**	**7.8000e-004**	**0.0400**		**126.8480**	**126.8480**	**4.5500e-003**	**4.0400e-003**	**128.1667**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.6662	0.0000	7.6662	3.9400	0.0000	3.9400			0.0000			0.0000

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655
Total	**3.1701**	**33.0835**	**19.6978**	**0.0380**	**7.6662**	**1.6126**	**9.2788**	**3.9400**	**1.4836**	**5.4235**	**0.0000**	**3,686.0619**	**3,686.0619**	**1.1922**		**3,715.8655**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0600	0.0421	0.4901	1.2500e-003	0.1479	8.5000e-004	0.1487	0.0392	7.8000e-004	0.0400		126.8480	126.8480	4.5500e-003	4.0400e-003	128.1667
Total	**0.0600**	**0.0421**	**0.4901**	**1.2500e-003**	**0.1479**	**8.5000e-004**	**0.1487**	**0.0392**	**7.8000e-004**	**0.0400**		**126.8480**	**126.8480**	**4.5500e-003**	**4.0400e-003**	**128.1667**

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.2036	0.0000	9.2036	3.6538	0.0000	3.6538			0.0000			0.0000

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**9.2036**	**1.6349**	**10.8385**	**3.6538**	**1.5041**	**5.1579**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0667	0.0468	0.5446	1.3900e-003	0.1643	9.4000e-004	0.1652	0.0436	8.7000e-004	0.0445		140.9422	140.9422	5.0500e-003	4.4900e-003	142.4075
Total	**0.0667**	**0.0468**	**0.5446**	**1.3900e-003**	**0.1643**	**9.4000e-004**	**0.1652**	**0.0436**	**8.7000e-004**	**0.0445**		**140.9422**	**140.9422**	**5.0500e-003**	**4.4900e-003**	**142.4075**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.5894	0.0000	3.5894	1.4250	0.0000	1.4250			0.0000			0.0000

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**3.5894**	**1.6349**	**5.2243**	**1.4250**	**1.5041**	**2.9291**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0667	0.0468	0.5446	1.3900e-003	0.1643	9.4000e-004	0.1652	0.0436	8.7000e-004	0.0445		140.9422	140.9422	5.0500e-003	4.4900e-003	142.4075
Total	**0.0667**	**0.0468**	**0.5446**	**1.3900e-003**	**0.1643**	**9.4000e-004**	**0.1652**	**0.0436**	**8.7000e-004**	**0.0445**		**140.9422**	**140.9422**	**5.0500e-003**	**4.4900e-003**	**142.4075**

3.3 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.2036	0.0000	9.2036	3.6538	0.0000	3.6538			0.0000			0.0000

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105		6,011.4777	6,011.4777	1.9442		6,060.0836
Total	**3.3217**	**34.5156**	**28.0512**	**0.0621**	**9.2036**	**1.4245**	**10.6281**	**3.6538**	**1.3105**	**4.9643**		**6,011.4777**	**6,011.4777**	**1.9442**		**6,060.0836**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0621	0.0417	0.5041	1.3400e-003	0.1643	8.9000e-004	0.1652	0.0436	8.2000e-004	0.0444		137.2614	137.2614	4.5900e-003	4.1700e-003	138.6174
Total	**0.0621**	**0.0417**	**0.5041**	**1.3400e-003**	**0.1643**	**8.9000e-004**	**0.1652**	**0.0436**	**8.2000e-004**	**0.0444**		**137.2614**	**137.2614**	**4.5900e-003**	**4.1700e-003**	**138.6174**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.5894	0.0000	3.5894	1.4250	0.0000	1.4250			0.0000			0.0000

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105	0.0000	6,011.4777	6,011.4777	1.9442		6,060.0836
Total	**3.3217**	**34.5156**	**28.0512**	**0.0621**	**3.5894**	**1.4245**	**5.0139**	**1.4250**	**1.3105**	**2.7355**	**0.0000**	**6,011.4777**	**6,011.4777**	**1.9442**		**6,060.0836**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0621	0.0417	0.5041	1.3400e-003	0.1643	8.9000e-004	0.1652	0.0436	8.2000e-004	0.0444		137.2614	137.2614	4.5900e-003	4.1700e-003	138.6174
Total	**0.0621**	**0.0417**	**0.5041**	**1.3400e-003**	**0.1643**	**8.9000e-004**	**0.1652**	**0.0436**	**8.2000e-004**	**0.0444**		**137.2614**	**137.2614**	**4.5900e-003**	**4.1700e-003**	**138.6174**

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.5382	105.0224	36.8809	0.4925	17.9656	0.6017	18.5673	5.1708	0.5755	5.7464		53,429.8456	53,429.8456	2.1870	8.0007	55,868.7186
Worker	23.4774	15.7359	190.4462	0.5067	62.0708	0.3363	62.4071	16.4641	0.3097	16.7738		51,857.3374	51,857.3374	1.7323	1.5739	52,369.6522
Total	**26.0156**	**120.7583**	**227.3270**	**0.9992**	**80.0364**	**0.9380**	**80.9743**	**21.6349**	**0.8852**	**22.5201**		**105,287.1830**	**105,287.1830**	**3.9193**	**9.5745**	**108,238.3709**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.5382	105.0224	36.8809	0.4925	17.9656	0.6017	18.5673	5.1708	0.5755	5.7464		53,429.8456	53,429.8456	2.1870	8.0007	55,868.7186
Worker	23.4774	15.7359	190.4462	0.5067	62.0708	0.3363	62.4071	16.4641	0.3097	16.7738		51,857.3374	51,857.3374	1.7323	1.5739	52,369.6522
Total	**26.0156**	**120.7583**	**227.3270**	**0.9992**	**80.0364**	**0.9380**	**80.9743**	**21.6349**	**0.8852**	**22.5201**		**105,287.1830**	**105,287.1830**	**3.9193**	**9.5745**	**108,238.3709**

3.4 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
Total	**1.4716**	**13.4438**	**16.1668**	**0.0270**		**0.6133**	**0.6133**		**0.5769**	**0.5769**		**2,555.6989**	**2,555.6989**	**0.6044**		**2,570.8077**

Date: 7/7/2021 5:14 PM

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.4690	104.5452	36.6868	0.4843	17.9666	0.6030	18.5696	5.1712	0.5769	5.7480		52,625.5199	52,625.5199	2.2428	7.8780	55,029.2472
Worker	21.9759	14.1211	177.8853	0.4912	62.0708	0.3219	62.3926	16.4641	0.2964	16.7604		50,667.4697	50,667.4697	1.5799	1.4679	51,144.4055
Total	**24.4448**	**118.6663**	**214.5721**	**0.9755**	**80.0373**	**0.9249**	**80.9623**	**21.6353**	**0.8732**	**22.5085**		**103,292.9896**	**103,292.9896**	**3.8227**	**9.3460**	**106,173.6528**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	**1.4716**	**13.4438**	**16.1668**	**0.0270**		**0.6133**	**0.6133**		**0.5769**	**0.5769**	**0.0000**	**2,555.6989**	**2,555.6989**	**0.6044**		**2,570.8077**

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.4690	104.5452	36.6868	0.4843	17.9666	0.6030	18.5696	5.1712	0.5769	5.7480		52,625.5199	52,625.5199	2.2428	7.8780	55,029.2472
Worker	21.9759	14.1211	177.8853	0.4912	62.0708	0.3219	62.3926	16.4641	0.2964	16.7604		50,667.4697	50,667.4697	1.5799	1.4679	51,144.4055
Total	**24.4448**	**118.6663**	**214.5721**	**0.9755**	**80.0373**	**0.9249**	**80.9623**	**21.6353**	**0.8732**	**22.5085**		**103,292.9896**	**103,292.9896**	**3.8227**	**9.3460**	**106,173.6528**

3.4 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**		**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Unmitigated Construction Off-Site

Date: 7/7/2021 5:14 PM

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.4074	103.3749	36.5411	0.4747	17.9675	0.6031	18.5706	5.1715	0.5769	5.7484		51,666.3617	51,666.3617	2.3063	7.7312	54,027.9107
Worker	20.6200	12.7416	166.5653	0.4743	62.0708	0.3071	62.3778	16.4641	0.2827	16.7468		49,414.3379	49,414.3379	1.4383	1.3743	49,859.8470
Total	**23.0274**	**116.1165**	**203.1065**	**0.9490**	**80.0382**	**0.9102**	**80.9484**	**21.6356**	**0.8596**	**22.4952**		**101,080.6996**	**101,080.6996**	**3.7446**	**9.1055**	**103,887.7578**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**	**0.0000**	**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Mitigated Construction Off-Site

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.4074	103.3749	36.5411	0.4747	17.9675	0.6031	18.5706	5.1715	0.5769	5.7484		51,666.3617	51,666.3617	2.3063	7.7312	54,027.9107
Worker	20.6200	12.7416	166.5653	0.4743	62.0708	0.3071	62.3778	16.4641	0.2827	16.7468		49,414.3379	49,414.3379	1.4383	1.3743	49,859.8470
Total	**23.0274**	**116.1165**	**203.1065**	**0.9490**	**80.0382**	**0.9102**	**80.9484**	**21.6356**	**0.8596**	**22.4952**		**101,080.6996**	**101,080.6996**	**3.7446**	**9.1055**	**103,887.7578**

3.4 Building Construction - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**		**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Unmitigated Construction Off-Site

Date: 7/7/2021 5:14 PM

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.3517	102.0986	36.4806	0.4652	17.9684	0.6004	18.5688	5.1719	0.5743	5.7462		50,709.8744	50,709.8744	2.3684	7.5850	53,029.4142
Worker	19.4173	11.5942	156.8978	0.4593	62.0708	0.2918	62.3625	16.4641	0.2686	16.7326		48,247.7663	48,247.7663	1.3148	1.2963	48,666.9259
Total	**21.7690**	**113.6928**	**193.3784**	**0.9245**	**80.0392**	**0.8922**	**80.9313**	**21.6359**	**0.8429**	**22.4788**		**98,957.6408**	**98,957.6408**	**3.6832**	**8.8813**	**101,696.3401**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**	**0.0000**	**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Mitigated Construction Off-Site

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.3517	102.0986	36.4806	0.4652	17.9684	0.6004	18.5688	5.1719	0.5743	5.7462		50,709.8744	50,709.8744	2.3684	7.5850	53,029.4142
Worker	19.4173	11.5942	156.8978	0.4593	62.0708	0.2918	62.3625	16.4641	0.2686	16.7326		48,247.7663	48,247.7663	1.3148	1.2963	48,666.9259
Total	**21.7690**	**113.6928**	**193.3784**	**0.9245**	**80.0392**	**0.8922**	**80.9313**	**21.6359**	**0.8429**	**22.4788**		**98,957.6408**	**98,957.6408**	**3.6832**	**8.8813**	**101,696.3401**

3.4 Building Construction - 2027

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**		**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Unmitigated Construction Off-Site

Date: 7/7/2021 5:14 PM

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.3049	100.7069	36.4336	0.4550	17.9693	0.5960	18.5652	5.1722	0.5701	5.7423		49,672.3640	49,672.3640	2.4235	7.4283	51,946.5689
Worker	18.2893	10.6109	148.5273	0.4458	62.0708	0.2745	62.3452	16.4641	0.2526	16.7167		47,193.2500	47,193.2500	1.2066	1.2299	47,589.9081
Total	**20.5942**	**111.3178**	**184.9609**	**0.9008**	**80.0400**	**0.8705**	**80.9105**	**21.6362**	**0.8227**	**22.4589**		**96,865.6139**	**96,865.6139**	**3.6301**	**8.6581**	**99,536.4770**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**	**0.0000**	**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Mitigated Construction Off-Site

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.3049	100.7069	36.4336	0.4550	17.9693	0.5960	18.5652	5.1722	0.5701	5.7423		49,672.3640	49,672.3640	2.4235	7.4283	51,946.5689
Worker	18.2893	10.6109	148.5273	0.4458	62.0708	0.2745	62.3452	16.4641	0.2526	16.7167		47,193.2500	47,193.2500	1.2066	1.2299	47,589.9081
Total	**20.5942**	**111.3178**	**184.9609**	**0.9008**	**80.0400**	**0.8705**	**80.9105**	**21.6362**	**0.8227**	**22.4589**		**96,865.6139**	**96,865.6139**	**3.6301**	**8.6581**	**99,536.4770**

3.4 Building Construction - 2028

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**		**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Unmitigated Construction Off-Site

Date: 7/7/2021 5:14 PM

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.2685	99.5924	36.5154	0.4453	17.9701	0.5923	18.5624	5.1725	0.5666	5.7391		48,693.6965	48,693.6965	2.4791	7.2790	50,924.8251
Worker	17.2321	9.7760	141.4845	0.4338	62.0708	0.2563	62.3271	16.4641	0.2359	16.6999		46,262.3670	46,262.3670	1.1125	1.1737	46,639.9375
Total	**19.5006**	**109.3684**	**177.9999**	**0.8791**	**80.0408**	**0.8486**	**80.8895**	**21.6365**	**0.8025**	**22.4390**		**94,956.0635**	**94,956.0635**	**3.5916**	**8.4527**	**97,564.7626**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**	**0.0000**	**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Mitigated Construction Off-Site

Date: 7/7/2021 5:14 PM

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.2685	99.5924	36.5154	0.4453	17.9701	0.5923	18.5624	5.1725	0.5666	5.7391		48,693.6965	48,693.6965	2.4791	7.2790	50,924.8251
Worker	17.2321	9.7760	141.4845	0.4338	62.0708	0.2563	62.3271	16.4641	0.2359	16.6999		46,262.3670	46,262.3670	1.1125	1.1737	46,639.9375
Total	**19.5006**	**109.3684**	**177.9999**	**0.8791**	**80.0408**	**0.8486**	**80.8895**	**21.6365**	**0.8025**	**22.4390**		**94,956.0635**	**94,956.0635**	**3.5916**	**8.4527**	**97,564.7626**

3.4 Building Construction - 2029

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**		**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Unmitigated Construction Off-Site

Date: 7/7/2021 5:14 PM

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.2339	98.4365	36.5820	0.4359	17.9708	0.5866	18.5574	5.1727	0.5612	5.7339		47,730.9281	47,730.9281	2.5356	7.1326	49,919.8310
Worker	16.1962	9.0488	135.2492	0.4230	62.0708	0.2392	62.3100	16.4641	0.2202	16.6842		45,432.7182	45,432.7182	1.0284	1.1254	45,793.7916
Total	**18.4300**	**107.4853**	**171.8312**	**0.8589**	**80.0416**	**0.8259**	**80.8674**	**21.6368**	**0.7813**	**22.4181**		**93,163.6462**	**93,163.6462**	**3.5640**	**8.2580**	**95,713.6226**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**	**0.0000**	**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Mitigated Construction Off-Site

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.2339	98.4365	36.5820	0.4359	17.9708	0.5866	18.5574	5.1727	0.5612	5.7339		47,730.9281	47,730.9281	2.5356	7.1326	49,919.8310
Worker	16.1962	9.0488	135.2492	0.4230	62.0708	0.2392	62.3100	16.4641	0.2202	16.6842		45,432.7182	45,432.7182	1.0284	1.1254	45,793.7916
Total	**18.4300**	**107.4853**	**171.8312**	**0.8589**	**80.0416**	**0.8259**	**80.8674**	**21.6368**	**0.7813**	**22.4181**		**93,163.6462**	**93,163.6462**	**3.5640**	**8.2580**	**95,713.6226**

3.5 Paving - 2029

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9152**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**		**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

Unmitigated Construction Off-Site

Date: 7/7/2021 5:14 PM

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0322	0.0180	0.2685	8.4000e-004	0.1232	4.7000e-004	0.1237	0.0327	4.4000e-004	0.0331		90.1920	90.1920	2.0400e-003	2.2300e-003	90.9088
Total	**0.0322**	**0.0180**	**0.2685**	**8.4000e-004**	**0.1232**	**4.7000e-004**	**0.1237**	**0.0327**	**4.4000e-004**	**0.0331**		**90.1920**	**90.1920**	**2.0400e-003**	**2.2300e-003**	**90.9088**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9152**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**	**0.0000**	**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

Mitigated Construction Off-Site

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0322	0.0180	0.2685	8.4000e-004	0.1232	4.7000e-004	0.1237	0.0327	4.4000e-004	0.0331		90.1920	90.1920	2.0400e-003	2.2300e-003	90.9088
Total	**0.0322**	**0.0180**	**0.2685**	**8.4000e-004**	**0.1232**	**4.7000e-004**	**0.1237**	**0.0327**	**4.4000e-004**	**0.0331**		**90.1920**	**90.1920**	**2.0400e-003**	**2.2300e-003**	**90.9088**

3.6 Architectural Coating - 2029

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	332.6080					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	**332.7788**	**1.1455**	**1.8091**	**2.9700e-003**		**0.0515**	**0.0515**		**0.0515**	**0.0515**		**281.4481**	**281.4481**	**0.0154**		**281.8319**

Unmitigated Construction Off-Site

Date: 7/7/2021 5:14 PM

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.2388	1.8095	27.0463	0.0846	12.4125	0.0478	12.4604	3.2924	0.0440	3.3364		9,085.3411	9,085.3411	0.2056	0.2251	9,157.5462
Total	**3.2388**	**1.8095**	**27.0463**	**0.0846**	**12.4125**	**0.0478**	**12.4604**	**3.2924**	**0.0440**	**3.3364**		**9,085.3411**	**9,085.3411**	**0.2056**	**0.2251**	**9,157.5462**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	332.6080					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
Total	**332.7788**	**1.1455**	**1.8091**	**2.9700e-003**		**0.0515**	**0.0515**		**0.0515**	**0.0515**	**0.0000**	**281.4481**	**281.4481**	**0.0154**		**281.8319**

Mitigated Construction Off-Site

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.2388	1.8095	27.0463	0.0846	12.4125	0.0478	12.4604	3.2924	0.0440	3.3364		9,085.3411	9,085.3411	0.2056	0.2251	9,157.5462
Total	**3.2388**	**1.8095**	**27.0463**	**0.0846**	**12.4125**	**0.0478**	**12.4604**	**3.2924**	**0.0440**	**3.3364**		**9,085.3411**	**9,085.3411**	**0.2056**	**0.2251**	**9,157.5462**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	185.0656	186.6888	1,681.0417	3.1471	413.7438	2.2968	416.0406	110.2731	2.1425	112.4156		338,681.02	338,681.02	24.7911	16.6482	344,261.970
Unmitigated	185.0656	186.6888	1,681.0417	3.1471	413.7438	2.2968	416.0406	110.2731	2.1425	112.4156		338,681.02	338,681.02	24.7911	16.6482	344,261.970

4.2 Trip Summary Information

Date: 7/7/2021 5:14 PM

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	5,913.60	6,573.60	5077.60	16,270,234	16,270,234
City Park	99.18	249.26	278.40	312,163	312,163
Condo/Townhouse	8,816.00	9,807.80	7559.72	24,254,851	24,254,851
Elementary School	2,171.07	0.00	0.00	3,419,341	3,419,341
General Light Industry	52.00	20.88	52.40	139,002	139,002
General Office Building	5,683.50	1,288.26	408.37	10,280,761	10,280,761
Government Office Building	570.00	0.00	0.00	698,201	698,201
Hotel	2,614.40	2,560.00	1859.20	4,747,438	4,747,438
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Regional Shopping Center	48,570.49	59,339.80	27151.50	82,491,429	82,491,429
Single Family Housing	7,876.11	7,958.41	7135.41	21,502,377	21,502,377
Total	82,366.35	87,798.01	49,522.60	164,115,798	164,115,798

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6
Condo/Townhouse	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
Elementary School	9.50	7.30	7.30	65.00	30.00	5.00	63	25	12
General Light Industry	9.50	7.30	7.30	59.00	28.00	13.00	92	5	3
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	77	19	4
Government Office Building	9.50	7.30	7.30	33.00	62.00	5.00	50	34	16
Hotel	9.50	7.30	7.30	19.40	61.60	19.00	58	38	4
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Regional Shopping Center	9.50	7.30	7.30	16.30	64.70	19.00	54	35	11
Single Family Housing	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
City Park	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Condo/Townhouse	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Elementary School	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
General Light Industry	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
General Office Building	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Government Office Building	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Hotel	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Other Non-Asphalt Surfaces	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Regional Shopping Center	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Single Family Housing	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	2.1714	18.9539	10.8160	0.1184		1.5003	1.5003		1.5003	1.5003		23,688.1305	23,688.1305	0.4540	0.4343	23,828.8972
NaturalGas Unmitigated	2.1714	18.9539	10.8160	0.1184		1.5003	1.5003		1.5003	1.5003		23,688.1305	23,688.1305	0.4540	0.4343	23,828.8972

5.2 Energy by Land Use - NaturalGas

Date: 7/7/2021 5:14 PM

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	29942	0.3229	2.7594	1.1742	0.0176		0.2231	0.2231		0.2231	0.2231		3,522.5925	3,522.5925	0.0675	0.0646	3,543.5255
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	49832.9	0.5374	4.5924	1.9542	0.0293		0.3713	0.3713		0.3713	0.3713		5,862.6897	5,862.6897	0.1124	0.1075	5,897.5288
Elementary School	4525.67	0.0488	0.4437	0.3727	2.6600e-003		0.0337	0.0337		0.0337	0.0337		532.4321	532.4321	0.0102	9.7600e-003	535.5960
General Light Industry	455.014	4.9100e-003	0.0446	0.0375	2.7000e-004		3.3900e-003	3.3900e-003		3.3900e-003	3.3900e-003		53.5310	53.5310	1.0300e-003	9.8000e-004	53.8491
General Office Building	10438.5	0.1126	1.0234	0.8596	6.1400e-003		0.0778	0.0778		0.0778	0.0778		1,228.0580	1,228.0580	0.0235	0.0225	1,235.3558
Government Office Building	471.096	5.0800e-003	0.0462	0.0388	2.8000e-004		3.5100e-003	3.5100e-003		3.5100e-003	3.5100e-003		55.4231	55.4231	1.0600e-003	1.0200e-003	55.7524
Hotel	43217.9	0.4661	4.2371	3.5591	0.0254		0.3220	0.3220		0.3220	0.3220		5,084.4571	5,084.4571	0.0975	0.0932	5,114.6714
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	8581.53	0.0926	0.8413	0.7067	5.0500e-003		0.0639	0.0639		0.0639	0.0639		1,009.5923	1,009.5923	0.0194	0.0185	1,015.5918
Single Family Housing	53884.5	0.5811	4.9658	2.1131	0.0317		0.4015	0.4015		0.4015	0.4015		6,339.3548	6,339.3548	0.1215	0.1162	6,377.0264
Total		**2.1714**	**18.9539**	**10.8160**	**0.1184**		**1.5003**	**1.5003**		**1.5003**	**1.5003**		**23,688.1305**	**23,688.1305**	**0.4540**	**0.4343**	**23,828.8972**

Mitigated

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	29.942	0.3229	2.7594	1.1742	0.0176		0.2231	0.2231		0.2231	0.2231		3,522.5925	3,522.5925	0.0675	0.0646	3,543.5255
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	49.8329	0.5374	4.5924	1.9542	0.0293		0.3713	0.3713		0.3713	0.3713		5,862.6897	5,862.6897	0.1124	0.1075	5,897.5288
Elementary School	4.52567	0.0488	0.4437	0.3727	2.6600e-003		0.0337	0.0337		0.0337	0.0337		532.4321	532.4321	0.0102	9.7600e-003	535.5960
General Light Industry	0.455014	4.9100e-003	0.0446	0.0375	2.7000e-004		3.3900e-003	3.3900e-003		3.3900e-003	3.3900e-003		53.5310	53.5310	1.0300e-003	9.8000e-004	53.8491
General Office Building	10.4385	0.1126	1.0234	0.8596	6.1400e-003		0.0778	0.0778		0.0778	0.0778		1,228.0580	1,228.0580	0.0235	0.0225	1,235.3558
Government Office Building	0.471096	5.0800e-003	0.0462	0.0388	2.8000e-004		3.5100e-003	3.5100e-003		3.5100e-003	3.5100e-003		55.4231	55.4231	1.0600e-003	1.0200e-003	55.7524
Hotel	43.2179	0.4661	4.2371	3.5591	0.0254		0.3220	0.3220		0.3220	0.3220		5,084.4571	5,084.4571	0.0975	0.0932	5,114.6714
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	8.58153	0.0926	0.8413	0.7067	5.0500e-003		0.0639	0.0639		0.0639	0.0639		1,009.5923	1,009.5923	0.0194	0.0185	1,015.5918
Single Family Housing	53.8845	0.5811	4.9658	2.1131	0.0317		0.4015	0.4015		0.4015	0.4015		6,339.3548	6,339.3548	0.1215	0.1162	6,377.0264
Total		**2.1714**	**18.9539**	**10.8160**	**0.1184**		**1.5003**	**1.5003**		**1.5003**	**1.5003**		**23,688.1305**	**23,688.1305**	**0.4540**	**0.4343**	**23,828.8972**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	141.1486	2.6647	231.2408	0.0123		1.2849	1.2849		1.2849	1.2849	0.0000	417.6291	417.6291	0.3994	0.0000	427.6147
Unmitigated	150.8938	2.6647	231.2408	0.0123		1.2849	1.2849		1.2849	1.2849	0.0000	417.6291	417.6291	0.3994	0.0000	427.6147

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	10.0238					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	133.9265					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.9435	2.6647	231.2408	0.0123		1.2849	1.2849		1.2849	1.2849		417.6291	417.6291	0.3994		427.6147

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**150.8938**	**2.6647**	**231.2408**	**0.0123**		**1.2849**	**1.2849**		**1.2849**	**1.2849**	**0.0000**	**417.6291**	**417.6291**	**0.3994**	**0.0000**	**427.6147**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	10.0238					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	124.1813					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.9435	2.6647	231.2408	0.0123		1.2849	1.2849		1.2849	1.2849		417.6291	417.6291	0.3994		427.6147
Total	**141.1486**	**2.6647**	**231.2408**	**0.0123**		**1.2849**	**1.2849**		**1.2849**	**1.2849**	**0.0000**	**417.6291**	**417.6291**	**0.3994**	**0.0000**	**427.6147**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

RiverPark Adopted Specific Plan - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

RiverPark Adopted Specific Plan

Ventura County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	421.00	1000sqft	9.66	421,000.00	0
Government Office Building	19.00	1000sqft	0.44	19,000.00	0
Elementary School	1,683.00	Student	3.23	140,704.47	0
General Light Industry	8.00	1000sqft	0.18	8,000.00	0
Other Non-Asphalt Surfaces	226.00	Acre	226.00	9,844,560.00	0
City Park	43.50	Acre	43.50	1,894,860.00	0
Hotel	320.00	Room	10.67	464,640.00	0
Apartments Low Rise	880.00	Dwelling Unit	55.00	880,000.00	2693
Condo/Townhouse	1,102.00	Dwelling Unit	68.88	1,102,000.00	3372
Single Family Housing	823.00	Dwelling Unit	248.31	1,481,400.00	2518
Regional Shopping Center	1,574.00	1000sqft	36.13	1,574,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.6	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2030
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Date: 7/7/2021 5:19 PM

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use - Based on Traffic Study Adopted Specific Plan land uses. Specific Plan area is 702 acres.

Construction Phase - Estimated construction assumption.

Grading -

Architectural Coating - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Vehicle Trips - Based on Traffic Study

Woodstoves - No woodstoves, no fireplace

Area Coating - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Construction Off-road Equipment Mitigation - Assumed VCAPCD Rule 55 dust control measures.

Area Mitigation - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Residential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Residential_Interior	75.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Residential_Exterior	100	50
tblAreaCoating	Area_EF_Residential_Interior	75	50
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	880.00	110.00
tblConstructionPhase	NumDays	12,400.00	1,550.00
tblConstructionPhase	NumDays	1,240.00	155.00
tblConstructionPhase	NumDays	880.00	110.00
tblConstructionPhase	NumDays	480.00	60.00
tblFireplaces	NumberNoFireplace	880.00	0.00
tblFireplaces	NumberNoFireplace	1,102.00	0.00

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFireplaces	NumberNoFireplace	823.00	0.00
tblLandUse	LotAcreage	267.21	248.31
tblVehicleTrips	ST_TR	8.14	7.47
tblVehicleTrips	ST_TR	1.96	5.73
tblVehicleTrips	ST_TR	8.14	8.90
tblVehicleTrips	ST_TR	1.99	2.61
tblVehicleTrips	ST_TR	2.21	3.06
tblVehicleTrips	ST_TR	8.19	8.00
tblVehicleTrips	ST_TR	46.12	37.70
tblVehicleTrips	ST_TR	9.54	9.67
tblVehicleTrips	SU_TR	6.28	5.77
tblVehicleTrips	SU_TR	2.19	6.40
tblVehicleTrips	SU_TR	6.28	6.86
tblVehicleTrips	SU_TR	5.00	6.55
tblVehicleTrips	SU_TR	0.70	0.97
tblVehicleTrips	SU_TR	5.95	5.81
tblVehicleTrips	SU_TR	21.10	17.25
tblVehicleTrips	SU_TR	8.55	8.67
tblVehicleTrips	WD_TR	7.32	6.72
tblVehicleTrips	WD_TR	0.78	2.28
tblVehicleTrips	WD_TR	7.32	8.00
tblVehicleTrips	WD_TR	1.89	1.29
tblVehicleTrips	WD_TR	4.96	6.50
tblVehicleTrips	WD_TR	9.74	13.50
tblVehicleTrips	WD_TR	22.59	30.00
tblVehicleTrips	WD_TR	8.36	8.17
tblVehicleTrips	WD_TR	37.75	30.86
tblVehicleTrips	WD_TR	9.44	9.57

Date: 7/7/2021 5:19 PM

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2792	2.9187	2.0697	4.3200e-003	1.1467	0.1294	1.2761	0.4968	0.1190	0.6159	0.0000	380.1155	380.1155	0.1201	3.0000e-004	383.2083
2023	2.7211	14.6422	25.3339	0.1068	8.4388	0.2067	8.6456	2.2918	0.1940	2.4857	0.0000	10,165.1985	10,165.1985	0.4632	0.8816	10,439.4841
2024	3.1668	17.1709	29.8354	0.1317	10.2992	0.2012	10.5005	2.7886	0.1897	2.9784	0.0000	12,616.5808	12,616.5808	0.5200	1.1052	12,958.9348
2025	2.9675	16.6498	28.2220	0.1278	10.2600	0.1874	10.4474	2.7780	0.1767	2.9547	0.0000	12,305.4303	12,305.4303	0.5089	1.0728	12,637.8486
2026	2.8130	16.3367	26.9610	0.1245	10.2601	0.1850	10.4452	2.7781	0.1745	2.9526	0.0000	12,053.0298	12,053.0298	0.5021	1.0465	12,377.4366
2027	2.6694	16.0291	25.8706	0.1214	10.2603	0.1822	10.4425	2.7781	0.1719	2.9500	0.0000	11,804.4269	11,804.4269	0.4962	1.0203	12,120.8724
2028	2.5268	15.7162	24.8733	0.1181	10.2210	0.1787	10.3997	2.7675	0.1686	2.9362	0.0000	11,533.2102	11,533.2102	0.4901	0.9923	11,841.1719
2029	18.8954	3.0716	6.1773	0.0244	2.2885	0.0562	2.3448	0.6162	0.0526	0.6688	0.0000	2,370.4606	2,370.4606	0.1232	0.1639	2,422.3902
Maximum	**18.8954**	**17.1709**	**29.8354**	**0.1317**	**10.2992**	**0.2067**	**10.5005**	**2.7886**	**0.1940**	**2.9784**	**0.0000**	**12,616.5808**	**12,616.5808**	**0.5200**	**1.1052**	**12,958.9348**

Mitigated Construction

Date: 7/7/2021 5:19 PM

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2792	2.9187	2.0697	4.3200e-003	0.4547	0.1294	0.5841	0.1958	0.1190	0.3148	0.0000	380.1150	380.1150	0.1201	3.0000e-004	383.2078
2023	2.7211	14.6422	25.3339	0.1068	8.1856	0.2067	8.3923	2.2190	0.1940	2.4130	0.0000	10,165.1980	10,165.1980	0.4632	0.8816	10,439.4836
2024	3.1668	17.1709	29.8354	0.1317	10.2992	0.2012	10.5005	2.7886	0.1897	2.9784	0.0000	12,616.5804	12,616.5804	0.5200	1.1052	12,958.9344
2025	2.9675	16.6498	28.2220	0.1278	10.2600	0.1874	10.4474	2.7780	0.1767	2.9547	0.0000	12,305.4299	12,305.4299	0.5089	1.0728	12,637.8482
2026	2.8130	16.3367	26.9610	0.1245	10.2601	0.1850	10.4452	2.7781	0.1745	2.9526	0.0000	12,053.0294	12,053.0294	0.5021	1.0465	12,377.4363
2027	2.6694	16.0291	25.8706	0.1214	10.2603	0.1822	10.4425	2.7781	0.1719	2.9500	0.0000	11,804.4266	11,804.4266	0.4962	1.0203	12,120.8721
2028	2.5268	15.7162	24.8733	0.1181	10.2210	0.1787	10.3997	2.7675	0.1686	2.9362	0.0000	11,533.2099	11,533.2099	0.4901	0.9923	11,841.1716
2029	18.8954	3.0716	6.1773	0.0244	2.2885	0.0562	2.3448	0.6162	0.0526	0.6688	0.0000	2,370.4604	2,370.4604	0.1232	0.1639	2,422.3900
Maximum	**18.8954**	**17.1709**	**29.8354**	**0.1317**	**10.2992**	**0.2067**	**10.5005**	**2.7886**	**0.1940**	**2.9784**	**0.0000**	**12,616.5804**	**12,616.5804**	**0.5200**	**1.1052**	**12,958.9344**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**1.50**	**0.00**	**1.47**	**2.16**	**0.00**	**2.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**5-24-2022**	**8-23-2022**	1.2120	1.2120
2	**8-24-2022**	**11-23-2022**	1.3990	1.3990
3	**11-24-2022**	**2-23-2023**	1.3096	1.3096
4	**2-24-2023**	**5-23-2023**	3.8999	3.8999
5	**5-24-2023**	**8-23-2023**	5.0719	5.0719
6	**8-24-2023**	**11-23-2023**	5.2333	5.2333

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7	**11-24-2023**	**2-23-2024**	5.2562	5.2562
8	**2-24-2024**	**5-23-2024**	4.9270	4.9270
9	**5-24-2024**	**8-23-2024**	4.9278	4.9278
10	**8-24-2024**	**11-23-2024**	5.0830	5.0830
11	**11-24-2024**	**2-23-2025**	5.0950	5.0950
12	**2-24-2025**	**5-23-2025**	4.7160	4.7160
13	**5-24-2025**	**8-23-2025**	4.7721	4.7721
14	**8-24-2025**	**11-23-2025**	4.9214	4.9214
15	**11-24-2025**	**2-23-2026**	4.9555	4.9555
16	**2-24-2026**	**5-23-2026**	4.6040	4.6040
17	**5-24-2026**	**8-23-2026**	4.6598	4.6598
18	**8-24-2026**	**11-23-2026**	4.8040	4.8040
19	**11-24-2026**	**2-23-2027**	4.8371	4.8371
20	**2-24-2027**	**5-23-2027**	4.4958	4.4958
21	**5-24-2027**	**8-23-2027**	4.5512	4.5512
22	**8-24-2027**	**11-23-2027**	4.6907	4.6907
23	**11-24-2027**	**2-23-2028**	4.7302	4.7302
24	**2-24-2028**	**5-23-2028**	4.4541	4.4541
25	**5-24-2028**	**8-23-2028**	4.4583	4.4583
26	**8-24-2028**	**11-23-2028**	4.5937	4.5937
27	**11-24-2028**	**2-23-2029**	4.6320	4.6320
28	**2-24-2029**	**5-23-2029**	0.4429	0.4429
29	**5-24-2029**	**8-23-2029**	3.1326	3.1326
30	**8-24-2029**	**9-30-2029**	4.5931	4.5931
		Highest	5.2562	5.2562

2.2 Overall Operational

Date: 7/7/2021 5:19 PM

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	26.8958	0.2398	20.8117	1.1000e-003		0.1156	0.1156		0.1156	0.1156	0.0000	34.0980	34.0980	0.0326	0.0000	34.9133
Energy	0.3963	3.4591	1.9739	0.0216		0.2738	0.2738		0.2738	0.2738	0.0000	11,673.8131	11,673.8131	0.7295	0.1512	11,737.1098
Mobile	27.8166	27.7362	244.3286	0.4804	61.7861	0.3483	62.1344	16.4918	0.3249	16.8167	0.0000	46,903.2637	46,903.2637	3.2941	2.2469	47,655.1779
Waste						0.0000	0.0000		0.0000	0.0000	913.8673	0.0000	913.8673	54.0080	0.0000	2,264.0677
Water						0.0000	0.0000		0.0000	0.0000	124.3619	1,492.4954	1,616.8574	12.8991	0.3169	2,033.7634
Total	**55.1087**	**31.4351**	**267.1142**	**0.5031**	**61.7861**	**0.7378**	**62.5239**	**16.4918**	**0.7144**	**17.2062**	**1,038.2293**	**60,103.6703**	**61,141.8996**	**70.9633**	**2.7149**	**63,725.0321**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	25.1173	0.2398	20.8117	1.1000e-003		0.1156	0.1156		0.1156	0.1156	0.0000	34.0980	34.0980	0.0326	0.0000	34.9133
Energy	0.3963	3.4591	1.9739	0.0216		0.2738	0.2738		0.2738	0.2738	0.0000	11,673.8131	11,673.8131	0.7295	0.1512	11,737.1098
Mobile	27.8166	27.7362	244.3286	0.4804	61.7861	0.3483	62.1344	16.4918	0.3249	16.8167	0.0000	46,903.2637	46,903.2637	3.2941	2.2469	47,655.1779

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Waste						0.0000	0.0000		0.0000	0.0000	913.8673	0.0000	913.8673	54.0080	0.0000	2,264.0677
Water						0.0000	0.0000		0.0000	0.0000	99.4895	1,275.6302	1,375.1198	10.3262	0.2543	1,709.0657
Total	**53.3302**	**31.4351**	**267.1142**	**0.5031**	**61.7861**	**0.7378**	**62.5239**	**16.4918**	**0.7144**	**17.2062**	**1,013.3569**	**59,886.8051**	**60,900.1620**	**68.3904**	**2.6524**	**63,400.3344**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**3.23**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2.40**	**0.36**	**0.40**	**3.63**	**2.30**	**0.51**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	5/24/2022	8/15/2022	5	60	
2	Grading	Grading	8/16/2022	3/20/2023	5	155	
3	Building Construction	Building Construction	3/21/2023	2/26/2029	5	1550	
4	Paving	Paving	2/27/2029	7/30/2029	5	110	
5	Architectural Coating	Architectural Coating	7/31/2029	12/31/2029	5	110	

Acres of Grading (Site Preparation Phase): 90

Acres of Grading (Grading Phase): 465

Acres of Paving: 226

Residential Indoor: 7,013,385; Residential Outdoor: 2,337,795; Non-Residential Indoor: 3,941,017; Non-Residential Outdoor: 1,313,672; Striped

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	7,556.00	2,655.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1,511.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.5897	0.0000	0.5897	0.3031	0.0000	0.3031	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0951	0.9925	0.5909	1.1400e-003		0.0484	0.0484		0.0445	0.0445	0.0000	100.3182	100.3182	0.0324	0.0000	101.1293
Total	**0.0951**	**0.9925**	**0.5909**	**1.1400e-003**	**0.5897**	**0.0484**	**0.6381**	**0.3031**	**0.0445**	**0.3476**	**0.0000**	**100.3182**	**100.3182**	**0.0324**	**0.0000**	**101.1293**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6600e-003	1.2200e-003	0.0145	4.0000e-005	4.3500e-003	3.0000e-005	4.3800e-003	1.1600e-003	2.0000e-005	1.1800e-003	0.0000	3.4768	3.4768	1.2000e-004	1.1000e-004	3.5118

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**1.6600e-003**	**1.2200e-003**	**0.0145**	**4.0000e-005**	**4.3500e-003**	**3.0000e-005**	**4.3800e-003**	**1.1600e-003**	**2.0000e-005**	**1.1800e-003**	**0.0000**	**3.4768**	**3.4768**	**1.2000e-004**	**1.1000e-004**	**3.5118**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2300	0.0000	0.2300	0.1182	0.0000	0.1182	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0951	0.9925	0.5909	1.1400e-003		0.0484	0.0484		0.0445	0.0445	0.0000	100.3181	100.3181	0.0324	0.0000	101.1292
Total	**0.0951**	**0.9925**	**0.5909**	**1.1400e-003**	**0.2300**	**0.0484**	**0.2784**	**0.1182**	**0.0445**	**0.1627**	**0.0000**	**100.3181**	**100.3181**	**0.0324**	**0.0000**	**101.1292**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6600e-003	1.2200e-003	0.0145	4.0000e-005	4.3500e-003	3.0000e-005	4.3800e-003	1.1600e-003	2.0000e-005	1.1800e-003	0.0000	3.4768	3.4768	1.2000e-004	1.1000e-004	3.5118

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**1.6600e-003**	**1.2200e-003**	**0.0145**	**4.0000e-005**	**4.3500e-003**	**3.0000e-005**	**4.3800e-003**	**1.1600e-003**	**2.0000e-005**	**1.1800e-003**	**0.0000**	**3.4768**	**3.4768**	**1.2000e-004**	**1.1000e-004**	**3.5118**

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.5447	0.0000	0.5447	0.1905	0.0000	0.1905	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1794	1.9228	1.4376	3.0700e-003		0.0809	0.0809		0.0745	0.0745	0.0000	269.9463	269.9463	0.0873	0.0000	272.1289
Total	**0.1794**	**1.9228**	**1.4376**	**3.0700e-003**	**0.5447**	**0.0809**	**0.6256**	**0.1905**	**0.0745**	**0.2649**	**0.0000**	**269.9463**	**269.9463**	**0.0873**	**0.0000**	**272.1289**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0400e-003	2.2300e-003	0.0266	7.0000e-005	7.9800e-003	5.0000e-005	8.0300e-003	2.1200e-003	4.0000e-005	2.1600e-003	0.0000	6.3742	6.3742	2.2000e-004	2.0000e-004	6.4383

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**3.0400e-003**	**2.2300e-003**	**0.0266**	**7.0000e-005**	**7.9800e-003**	**5.0000e-005**	**8.0300e-003**	**2.1200e-003**	**4.0000e-005**	**2.1600e-003**	**0.0000**	**6.3742**	**6.3742**	**2.2000e-004**	**2.0000e-004**	**6.4383**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2124	0.0000	0.2124	0.0743	0.0000	0.0743	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1794	1.9228	1.4376	3.0700e-003		0.0809	0.0809		0.0745	0.0745	0.0000	269.9459	269.9459	0.0873	0.0000	272.1286
Total	**0.1794**	**1.9228**	**1.4376**	**3.0700e-003**	**0.2124**	**0.0809**	**0.2934**	**0.0743**	**0.0745**	**0.1487**	**0.0000**	**269.9459**	**269.9459**	**0.0873**	**0.0000**	**272.1286**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0400e-003	2.2300e-003	0.0266	7.0000e-005	7.9800e-003	5.0000e-005	8.0300e-003	2.1200e-003	4.0000e-005	2.1600e-003	0.0000	6.3742	6.3742	2.2000e-004	2.0000e-004	6.4383

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**3.0400e-003**	**2.2300e-003**	**0.0266**	**7.0000e-005**	**7.9800e-003**	**5.0000e-005**	**8.0300e-003**	**2.1200e-003**	**4.0000e-005**	**2.1600e-003**	**0.0000**	**6.3742**	**6.3742**	**2.2000e-004**	**2.0000e-004**	**6.4383**

3.3 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.4152	0.0000	0.4152	0.1193	0.0000	0.1193	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0930	0.9664	0.7854	1.7400e-003		0.0399	0.0399		0.0367	0.0367	0.0000	152.6986	152.6986	0.0494	0.0000	153.9332
Total	**0.0930**	**0.9664**	**0.7854**	**1.7400e-003**	**0.4152**	**0.0399**	**0.4551**	**0.1193**	**0.0367**	**0.1560**	**0.0000**	**152.6986**	**152.6986**	**0.0494**	**0.0000**	**153.9332**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6000e-003	1.1200e-003	0.0139	4.0000e-005	4.5200e-003	2.0000e-005	4.5400e-003	1.2000e-003	2.0000e-005	1.2200e-003	0.0000	3.5114	3.5114	1.1000e-004	1.0000e-004	3.5449

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**1.6000e-003**	**1.1200e-003**	**0.0139**	**4.0000e-005**	**4.5200e-003**	**2.0000e-005**	**4.5400e-003**	**1.2000e-003**	**2.0000e-005**	**1.2200e-003**	**0.0000**	**3.5114**	**3.5114**	**1.1000e-004**	**1.0000e-004**	**3.5449**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1619	0.0000	0.1619	0.0465	0.0000	0.0465	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0930	0.9664	0.7854	1.7400e-003		0.0399	0.0399		0.0367	0.0367	0.0000	152.6984	152.6984	0.0494	0.0000	153.9331
Total	**0.0930**	**0.9664**	**0.7854**	**1.7400e-003**	**0.1619**	**0.0399**	**0.2018**	**0.0465**	**0.0367**	**0.0832**	**0.0000**	**152.6984**	**152.6984**	**0.0494**	**0.0000**	**153.9331**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6000e-003	1.1200e-003	0.0139	4.0000e-005	4.5200e-003	2.0000e-005	4.5400e-003	1.2000e-003	2.0000e-005	1.2200e-003	0.0000	3.5114	3.5114	1.1000e-004	1.0000e-004	3.5449

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**1.6000e-003**	**1.1200e-003**	**0.0139**	**4.0000e-005**	**4.5200e-003**	**2.0000e-005**	**4.5400e-003**	**1.2000e-003**	**2.0000e-005**	**1.2200e-003**	**0.0000**	**3.5114**	**3.5114**	**1.1000e-004**	**1.0000e-004**	**3.5449**

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1604	1.4673	1.6569	2.7500e-003		0.0714	0.0714		0.0672	0.0672	0.0000	236.4408	236.4408	0.0563	0.0000	237.8470
Total	**0.1604**	**1.4673**	**1.6569**	**2.7500e-003**		**0.0714**	**0.0714**		**0.0672**	**0.0672**	**0.0000**	**236.4408**	**236.4408**	**0.0563**	**0.0000**	**237.8470**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.2635	10.6617	3.6964	0.0502	1.8047	0.0612	1.8659	0.5206	0.0585	0.5791	0.0000	4,939.9197	4,939.9197	0.2028	0.7396	5,165.3836
Worker	2.2026	1.5457	19.1812	0.0521	6.2144	0.0343	6.2487	1.6507	0.0316	1.6823	0.0000	4,832.6280	4,832.6280	0.1547	0.1419	4,878.7753

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**2.4661**	**12.2074**	**22.8776**	**0.1022**	**8.0191**	**0.0955**	**8.1146**	**2.1713**	**0.0901**	**2.2614**	**0.0000**	**9,772.5477**	**9,772.5477**	**0.3575**	**0.8815**	**10,044.1589**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1604	1.4673	1.6569	2.7500e-003		0.0714	0.0714		0.0672	0.0672	0.0000	236.4406	236.4406	0.0563	0.0000	237.8467
Total	**0.1604**	**1.4673**	**1.6569**	**2.7500e-003**		**0.0714**	**0.0714**		**0.0672**	**0.0672**	**0.0000**	**236.4406**	**236.4406**	**0.0563**	**0.0000**	**237.8467**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.2635	10.6617	3.6964	0.0502	1.8047	0.0612	1.8659	0.5206	0.0585	0.5791	0.0000	4,939.9197	4,939.9197	0.2028	0.7396	5,165.3836
Worker	2.2026	1.5457	19.1812	0.0521	6.2144	0.0343	6.2487	1.6507	0.0316	1.6823	0.0000	4,832.6280	4,832.6280	0.1547	0.1419	4,878.7753

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**2.4661**	**12.2074**	**22.8776**	**0.1022**	**8.0191**	**0.0955**	**8.1146**	**2.1713**	**0.0901**	**2.2614**	**0.0000**	**9,772.5477**	**9,772.5477**	**0.3575**	**0.8815**	**10,044.1589**

3.4 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1928	1.7611	2.1179	3.5300e-003		0.0803	0.0803		0.0756	0.0756	0.0000	303.7223	303.7223	0.0718	0.0000	305.5179
Total	**0.1928**	**1.7611**	**2.1179**	**3.5300e-003**		**0.0803**	**0.0803**		**0.0756**	**0.0756**	**0.0000**	**303.7223**	**303.7223**	**0.0718**	**0.0000**	**305.5179**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.3299	13.6287	4.7234	0.0634	2.3180	0.0787	2.3967	0.6687	0.0753	0.7440	0.0000	6,248.7274	6,248.7274	0.2671	0.9353	6,534.1155
Worker	2.6441	1.7810	22.9942	0.0648	7.9812	0.0422	8.0234	2.1200	0.0388	2.1588	0.0000	6,064.1311	6,064.1311	0.1811	0.1699	6,119.3013

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**2.9740**	**15.4097**	**27.7175**	**0.1282**	**10.2992**	**0.1209**	**10.4201**	**2.7886**	**0.1141**	**2.9028**	**0.0000**	**12,312.8585**	**12,312.8585**	**0.4482**	**1.1052**	**12,653.4169**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1928	1.7611	2.1179	3.5300e-003		0.0803	0.0803		0.0756	0.0756	0.0000	303.7220	303.7220	0.0718	0.0000	305.5175
Total	**0.1928**	**1.7611**	**2.1179**	**3.5300e-003**		**0.0803**	**0.0803**		**0.0756**	**0.0756**	**0.0000**	**303.7220**	**303.7220**	**0.0718**	**0.0000**	**305.5175**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.3299	13.6287	4.7234	0.0634	2.3180	0.0787	2.3967	0.6687	0.0753	0.7440	0.0000	6,248.7274	6,248.7274	0.2671	0.9353	6,534.1155
Worker	2.6441	1.7810	22.9942	0.0648	7.9812	0.0422	8.0234	2.1200	0.0388	2.1588	0.0000	6,064.1311	6,064.1311	0.1811	0.1699	6,119.3013

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**2.9740**	**15.4097**	**27.7175**	**0.1282**	**10.2992**	**0.1209**	**10.4201**	**2.7886**	**0.1141**	**2.9028**	**0.0000**	**12,312.8585**	**12,312.8585**	**0.4482**	**1.1052**	**12,653.4169**

3.4 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	**0.1785**	**1.6273**	**2.0991**	**3.5200e-003**		**0.0689**	**0.0689**		**0.0648**	**0.0648**	**0.0000**	**302.6549**	**302.6549**	**0.0711**	**0.0000**	**304.4335**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.3210	13.4219	4.6874	0.0619	2.3093	0.0785	2.3877	0.6662	0.0751	0.7412	0.0000	6,111.2697	6,111.2697	0.2736	0.9143	6,390.5749
Worker	2.4680	1.6006	21.4355	0.0623	7.9508	0.0401	7.9908	2.1119	0.0369	2.1488	0.0000	5,891.5057	5,891.5057	0.1641	0.1585	5,942.8402

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**2.7890**	**15.0225**	**26.1229**	**0.1242**	**10.2600**	**0.1185**	**10.3785**	**2.7780**	**0.1119**	**2.8900**	**0.0000**	**12,002.7754**	**12,002.7754**	**0.4378**	**1.0728**	**12,333.4151**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	**0.1784**	**1.6273**	**2.0991**	**3.5200e-003**		**0.0689**	**0.0689**		**0.0648**	**0.0648**	**0.0000**	**302.6545**	**302.6545**	**0.0711**	**0.0000**	**304.4331**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.3210	13.4219	4.6874	0.0619	2.3093	0.0785	2.3877	0.6662	0.0751	0.7412	0.0000	6,111.2697	6,111.2697	0.2736	0.9143	6,390.5749
Worker	2.4680	1.6006	21.4355	0.0623	7.9508	0.0401	7.9908	2.1119	0.0369	2.1488	0.0000	5,891.5057	5,891.5057	0.1641	0.1585	5,942.8402

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**2.7890**	**15.0225**	**26.1229**	**0.1242**	**10.2600**	**0.1185**	**10.3785**	**2.7780**	**0.1119**	**2.8900**	**0.0000**	**12,002.7754**	**12,002.7754**	**0.4378**	**1.0728**	**12,333.4151**

3.4 Building Construction - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	**0.1785**	**1.6273**	**2.0991**	**3.5200e-003**		**0.0689**	**0.0689**		**0.0648**	**0.0648**	**0.0000**	**302.6549**	**302.6549**	**0.0711**	**0.0000**	**304.4335**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.3142	13.2533	4.6806	0.0607	2.3094	0.0781	2.3875	0.6662	0.0747	0.7409	0.0000	5,998.0011	5,998.0011	0.2810	0.8970	6,272.3333
Worker	2.3204	1.4561	20.1814	0.0604	7.9508	0.0381	7.9888	2.1119	0.0351	2.1469	0.0000	5,752.3738	5,752.3738	0.1500	0.1495	5,800.6698

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**2.6346**	**14.7094**	**24.8619**	**0.1210**	**10.2601**	**0.1162**	**10.3763**	**2.7781**	**0.1098**	**2.8879**	**0.0000**	**11,750.3749**	**11,750.3749**	**0.4310**	**1.0465**	**12,073.0031**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	**0.1784**	**1.6273**	**2.0991**	**3.5200e-003**		**0.0689**	**0.0689**		**0.0648**	**0.0648**	**0.0000**	**302.6545**	**302.6545**	**0.0711**	**0.0000**	**304.4331**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.3142	13.2533	4.6806	0.0607	2.3094	0.0781	2.3875	0.6662	0.0747	0.7409	0.0000	5,998.0011	5,998.0011	0.2810	0.8970	6,272.3333
Worker	2.3204	1.4561	20.1814	0.0604	7.9508	0.0381	7.9888	2.1119	0.0351	2.1469	0.0000	5,752.3738	5,752.3738	0.1500	0.1495	5,800.6698

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**2.6346**	**14.7094**	**24.8619**	**0.1210**	**10.2601**	**0.1162**	**10.3763**	**2.7781**	**0.1098**	**2.8879**	**0.0000**	**11,750.3749**	**11,750.3749**	**0.4310**	**1.0465**	**12,073.0031**

3.4 Building Construction - 2027

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	**0.1785**	**1.6273**	**2.0991**	**3.5200e-003**		**0.0689**	**0.0689**		**0.0648**	**0.0648**	**0.0000**	**302.6549**	**302.6549**	**0.0711**	**0.0000**	**304.4335**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.3084	13.0695	4.6753	0.0593	2.3095	0.0776	2.3871	0.6663	0.0742	0.7404	0.0000	5,875.1478	5,875.1478	0.2875	0.8785	6,144.1133
Worker	2.1826	1.3323	19.0962	0.0586	7.9508	0.0358	7.9866	2.1119	0.0330	2.1448	0.0000	5,626.6242	5,626.6242	0.1375	0.1418	5,672.3256

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**2.4910**	**14.4018**	**23.7715**	**0.1179**	**10.2603**	**0.1134**	**10.3736**	**2.7781**	**0.1072**	**2.8853**	**0.0000**	**11,501.7720**	**11,501.7720**	**0.4251**	**1.0203**	**11,816.4389**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	**0.1784**	**1.6273**	**2.0991**	**3.5200e-003**		**0.0689**	**0.0689**		**0.0648**	**0.0648**	**0.0000**	**302.6545**	**302.6545**	**0.0711**	**0.0000**	**304.4331**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.3084	13.0695	4.6753	0.0593	2.3095	0.0776	2.3871	0.6663	0.0742	0.7404	0.0000	5,875.1478	5,875.1478	0.2875	0.8785	6,144.1133
Worker	2.1826	1.3323	19.0962	0.0586	7.9508	0.0358	7.9866	2.1119	0.0330	2.1448	0.0000	5,626.6242	5,626.6242	0.1375	0.1418	5,672.3256

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**2.4910**	**14.4018**	**23.7715**	**0.1179**	**10.2603**	**0.1134**	**10.3736**	**2.7781**	**0.1072**	**2.8853**	**0.0000**	**11,501.7720**	**11,501.7720**	**0.4251**	**1.0203**	**11,816.4389**

3.4 Building Construction - 2028

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1778	1.6211	2.0910	3.5000e-003		0.0686	0.0686		0.0645	0.0645	0.0000	301.4953	301.4953	0.0709	0.0000	303.2671
Total	**0.1778**	**1.6211**	**2.0910**	**3.5000e-003**		**0.0686**	**0.0686**		**0.0645**	**0.0645**	**0.0000**	**301.4953**	**301.4953**	**0.0709**	**0.0000**	**303.2671**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.3028	12.8726	4.6688	0.0578	2.3007	0.0768	2.3775	0.6637	0.0735	0.7372	0.0000	5,737.2178	5,737.2178	0.2930	0.8575	6,000.0737
Worker	2.0462	1.2226	18.1135	0.0568	7.9203	0.0333	7.9536	2.1038	0.0307	2.1344	0.0000	5,494.4972	5,494.4972	0.1263	0.1348	5,537.8311

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**2.3490**	**14.0951**	**22.7823**	**0.1146**	**10.2210**	**0.1101**	**10.3312**	**2.7675**	**0.1041**	**2.8716**	**0.0000**	**11,231.7150**	**11,231.7150**	**0.4193**	**0.9923**	**11,537.9048**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1778	1.6211	2.0910	3.5000e-003		0.0686	0.0686		0.0645	0.0645	0.0000	301.4949	301.4949	0.0709	0.0000	303.2667
Total	**0.1778**	**1.6211**	**2.0910**	**3.5000e-003**		**0.0686**	**0.0686**		**0.0645**	**0.0645**	**0.0000**	**301.4949**	**301.4949**	**0.0709**	**0.0000**	**303.2667**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.3028	12.8726	4.6688	0.0578	2.3007	0.0768	2.3775	0.6637	0.0735	0.7372	0.0000	5,737.2178	5,737.2178	0.2930	0.8575	6,000.0737
Worker	2.0462	1.2226	18.1135	0.0568	7.9203	0.0333	7.9536	2.1038	0.0307	2.1344	0.0000	5,494.4972	5,494.4972	0.1263	0.1348	5,537.8311

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**2.3490**	**14.0951**	**22.7823**	**0.1146**	**10.2210**	**0.1101**	**10.3312**	**2.7675**	**0.1041**	**2.8716**	**0.0000**	**11,231.7150**	**11,231.7150**	**0.4193**	**0.9923**	**11,537.9048**

3.4 Building Construction - 2029

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0280	0.2556	0.3297	5.5000e-004		0.0108	0.0108		0.0102	0.0102	0.0000	47.5435	47.5435	0.0112	0.0000	47.8229
Total	**0.0280**	**0.2556**	**0.3297**	**5.5000e-004**		**0.0108**	**0.0108**		**0.0102**	**0.0102**	**0.0000**	**47.5435**	**47.5435**	**0.0112**	**0.0000**	**47.8229**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0471	2.0059	0.7377	8.9300e-003	0.3628	0.0120	0.3748	0.1047	0.0115	0.1162	0.0000	886.8122	886.8122	0.0473	0.1325	927.4775
Worker	0.3030	0.1784	2.7296	8.7300e-003	1.2490	4.9000e-003	1.2539	0.3318	4.5100e-003	0.3363	0.0000	850.9026	850.9026	0.0184	0.0204	857.4373

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**0.3500**	**2.1844**	**3.4673**	**0.0177**	**1.6118**	**0.0169**	**1.6287**	**0.4364**	**0.0160**	**0.4524**	**0.0000**	**1,737.7148**	**1,737.7148**	**0.0657**	**0.1529**	**1,784.9149**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0280	0.2556	0.3297	5.5000e-004		0.0108	0.0108		0.0102	0.0102	0.0000	47.5434	47.5434	0.0112	0.0000	47.8228
Total	**0.0280**	**0.2556**	**0.3297**	**5.5000e-004**		**0.0108**	**0.0108**		**0.0102**	**0.0102**	**0.0000**	**47.5434**	**47.5434**	**0.0112**	**0.0000**	**47.8228**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0471	2.0059	0.7377	8.9300e-003	0.3628	0.0120	0.3748	0.1047	0.0115	0.1162	0.0000	886.8122	886.8122	0.0473	0.1325	927.4775
Worker	0.3030	0.1784	2.7296	8.7300e-003	1.2490	4.9000e-003	1.2539	0.3318	4.5100e-003	0.3363	0.0000	850.9026	850.9026	0.0184	0.0204	857.4373

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**0.3500**	**2.1844**	**3.4673**	**0.0177**	**1.6118**	**0.0169**	**1.6287**	**0.4364**	**0.0160**	**0.4524**	**0.0000**	**1,737.7148**	**1,737.7148**	**0.0657**	**0.1529**	**1,784.9149**

3.5 Paving - 2029

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0503	0.4720	0.8018	1.2500e-003		0.0230	0.0230		0.0212	0.0212	0.0000	110.1059	110.1059	0.0356	0.0000	110.9962
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0503**	**0.4720**	**0.8018**	**1.2500e-003**		**0.0230**	**0.0230**		**0.0212**	**0.0212**	**0.0000**	**110.1059**	**110.1059**	**0.0356**	**0.0000**	**110.9962**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6100e-003	9.5000e-004	0.0145	5.0000e-005	6.6500e-003	3.0000e-005	6.6800e-003	1.7700e-003	2.0000e-005	1.7900e-003	0.0000	4.5320	4.5320	1.0000e-004	1.1000e-004	4.5668

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**1.6100e-003**	**9.5000e-004**	**0.0145**	**5.0000e-005**	**6.6500e-003**	**3.0000e-005**	**6.6800e-003**	**1.7700e-003**	**2.0000e-005**	**1.7900e-003**	**0.0000**	**4.5320**	**4.5320**	**1.0000e-004**	**1.1000e-004**	**4.5668**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0503	0.4720	0.8018	1.2500e-003		0.0230	0.0230		0.0212	0.0212	0.0000	110.1058	110.1058	0.0356	0.0000	110.9960
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0503**	**0.4720**	**0.8018**	**1.2500e-003**		**0.0230**	**0.0230**		**0.0212**	**0.0212**	**0.0000**	**110.1058**	**110.1058**	**0.0356**	**0.0000**	**110.9960**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6100e-003	9.5000e-004	0.0145	5.0000e-005	6.6500e-003	3.0000e-005	6.6800e-003	1.7700e-003	2.0000e-005	1.7900e-003	0.0000	4.5320	4.5320	1.0000e-004	1.1000e-004	4.5668

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**1.6100e-003**	**9.5000e-004**	**0.0145**	**5.0000e-005**	**6.6500e-003**	**3.0000e-005**	**6.6800e-003**	**1.7700e-003**	**2.0000e-005**	**1.7900e-003**	**0.0000**	**4.5320**	**4.5320**	**1.0000e-004**	**1.1000e-004**	**4.5668**

3.6 Architectural Coating - 2029

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	18.2934					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.4000e-003	0.0630	0.0995	1.6000e-004		2.8300e-003	2.8300e-003		2.8300e-003	2.8300e-003	0.0000	14.0429	14.0429	7.7000e-004	0.0000	14.0621
Total	**18.3028**	**0.0630**	**0.0995**	**1.6000e-004**		**2.8300e-003**	**2.8300e-003**		**2.8300e-003**	**2.8300e-003**	**0.0000**	**14.0429**	**14.0429**	**7.7000e-004**	**0.0000**	**14.0621**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1625	0.0957	1.4644	4.6900e-003	0.6701	2.6300e-003	0.6727	0.1780	2.4200e-003	0.1804	0.0000	456.5215	456.5215	9.8700e-003	0.0109	460.0274

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**0.1625**	**0.0957**	**1.4644**	**4.6900e-003**	**0.6701**	**2.6300e-003**	**0.6727**	**0.1780**	**2.4200e-003**	**0.1804**	**0.0000**	**456.5215**	**456.5215**	**9.8700e-003**	**0.0109**	**460.0274**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	18.2934					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.4000e-003	0.0630	0.0995	1.6000e-004		2.8300e-003	2.8300e-003		2.8300e-003	2.8300e-003	0.0000	14.0429	14.0429	7.7000e-004	0.0000	14.0620
Total	**18.3028**	**0.0630**	**0.0995**	**1.6000e-004**		**2.8300e-003**	**2.8300e-003**		**2.8300e-003**	**2.8300e-003**	**0.0000**	**14.0429**	**14.0429**	**7.7000e-004**	**0.0000**	**14.0620**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1625	0.0957	1.4644	4.6900e-003	0.6701	2.6300e-003	0.6727	0.1780	2.4200e-003	0.1804	0.0000	456.5215	456.5215	9.8700e-003	0.0109	460.0274

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**0.1625**	**0.0957**	**1.4644**	**4.6900e-003**	**0.6701**	**2.6300e-003**	**0.6727**	**0.1780**	**2.4200e-003**	**0.1804**	**0.0000**	**456.5215**	**456.5215**	**9.8700e-003**	**0.0109**	**460.0274**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	27.8166	27.7362	244.3286	0.4804	61.7861	0.3483	62.1344	16.4918	0.3249	16.8167	0.0000	46,903.2637	46,903.2637	3.2941	2.2469	47,655.1779
Unmitigated	27.8166	27.7362	244.3286	0.4804	61.7861	0.3483	62.1344	16.4918	0.3249	16.8167	0.0000	46,903.2637	46,903.2637	3.2941	2.2469	47,655.1779

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	5,913.60	6,573.60	5077.60	16,270,234	16,270,234
City Park	99.18	249.26	278.40	312,163	312,163
Condo/Townhouse	8,816.00	9,807.80	7559.72	24,254,851	24,254,851
Elementary School	2,171.07	0.00	0.00	3,419,341	3,419,341
General Light Industry	52.00	20.88	52.40	139,002	139,002
General Office Building	5,683.50	1,288.26	408.37	10,280,761	10,280,761
Government Office Building	570.00	0.00	0.00	698,201	698,201

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Hotel	2,614.40	2,560.00	1859.20	4,747,438	4,747,438
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Regional Shopping Center	48,570.49	59,339.80	27151.50	82,491,429	82,491,429
Single Family Housing	7,876.11	7,958.41	7135.41	21,502,377	21,502,377
Total	82,366.35	87,798.01	49,522.60	164,115,798	164,115,798

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6
Condo/Townhouse	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
Elementary School	9.50	7.30	7.30	65.00	30.00	5.00	63	25	12
General Light Industry	9.50	7.30	7.30	59.00	28.00	13.00	92	5	3
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	77	19	4
Government Office Building	9.50	7.30	7.30	33.00	62.00	5.00	50	34	16
Hotel	9.50	7.30	7.30	19.40	61.60	19.00	58	38	4
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Regional Shopping Center	9.50	7.30	7.30	16.30	64.70	19.00	54	35	11
Single Family Housing	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
City Park	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Condo/Townhouse	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Elementary School	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
General Light Industry	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
General Office Building	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Government Office Building	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Hotel	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Other Non-Asphalt Surfaces	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Regional Shopping Center	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Single Family Housing	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	7,751.9775	7,751.9775	0.6543	0.0793	7,791.9686
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	7,751.9775	7,751.9775	0.6543	0.0793	7,791.9686
NaturalGas Mitigated	0.3963	3.4591	1.9739	0.0216		0.2738	0.2738		0.2738	0.2738	0.0000	3,921.8357	3,921.8357	0.0752	0.0719	3,945.1412
NaturalGas Unmitigated	0.3963	3.4591	1.9739	0.0216		0.2738	0.2738		0.2738	0.2738	0.0000	3,921.8357	3,921.8357	0.0752	0.0719	3,945.1412

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	1.09288e+007	0.0589	0.5036	0.2143	3.2100e-003		0.0407	0.0407		0.0407	0.0407	0.0000	583.2047	583.2047	0.0112	0.0107	586.6704
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	1.8189e+007	0.0981	0.8381	0.3567	5.3500e-003		0.0678	0.0678		0.0678	0.0678	0.0000	970.6340	970.6340	0.0186	0.0178	976.4020
Elementary School	1.65187e+006	8.9100e-003	0.0810	0.0680	4.9000e-004		6.1500e-003	6.1500e-003		6.1500e-003	6.1500e-003	0.0000	88.1501	88.1501	1.6900e-003	1.6200e-003	88.6739
General Light Industry	166080	9.0000e-004	8.1400e-003	6.8400e-003	5.0000e-005		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004	0.0000	8.8627	8.8627	1.7000e-004	1.6000e-004	8.9153
General Office Building	3.81005e+006	0.0205	0.1868	0.1569	1.1200e-003		0.0142	0.0142		0.0142	0.0142	0.0000	203.3188	203.3188	3.9000e-003	3.7300e-003	204.5270
Government Office Building	171950	9.3000e-004	8.4300e-003	7.0800e-003	5.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004	0.0000	9.1759	9.1759	1.8000e-004	1.7000e-004	9.2304
Hotel	1.57745e+007	0.0851	0.7733	0.6495	4.6400e-003		0.0588	0.0588		0.0588	0.0588	0.0000	841.7889	841.7889	0.0161	0.0154	846.7912
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	3.13226e+006	0.0169	0.1535	0.1290	9.2000e-004		0.0117	0.0117		0.0117	0.0117	0.0000	167.1493	167.1493	3.2000e-003	3.0600e-003	168.1426
Single Family Housing	1.96678e+007	0.1061	0.9063	0.3856	5.7800e-003		0.0733	0.0733		0.0733	0.0733	0.0000	1,049.5513	1,049.5513	0.0201	0.0192	1,055.7882
Total		**0.3963**	**3.4591**	**1.9739**	**0.0216**		**0.2738**	**0.2738**		**0.2738**	**0.2738**	**0.0000**	**3,921.8357**	**3,921.8357**	**0.0752**	**0.0719**	**3,945.1412**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Apartments Low Rise	1.09288e+007	0.0589	0.5036	0.2143	3.2100e-003		0.0407	0.0407		0.0407	0.0407	0.0000	583.2047	583.2047	0.0112	0.0107	586.6704
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	1.8189e+007	0.0981	0.8381	0.3567	5.3500e-003		0.0678	0.0678		0.0678	0.0678	0.0000	970.6340	970.6340	0.0186	0.0178	976.4020
Elementary School	1.65187e+006	8.9100e-003	0.0810	0.0680	4.9000e-004		6.1500e-003	6.1500e-003		6.1500e-003	6.1500e-003	0.0000	88.1501	88.1501	1.6900e-003	1.6200e-003	88.6739
General Light Industry	166080	9.0000e-004	8.1400e-003	6.8400e-003	5.0000e-005		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004	0.0000	8.8627	8.8627	1.7000e-004	1.6000e-004	8.9153
General Office Building	3.81005e+006	0.0205	0.1868	0.1569	1.1200e-003		0.0142	0.0142		0.0142	0.0142	0.0000	203.3188	203.3188	3.9000e-003	3.7300e-003	204.5270
Government Office Building	171950	9.3000e-004	8.4300e-003	7.0800e-003	5.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004	0.0000	9.1759	9.1759	1.8000e-004	1.7000e-004	9.2304
Hotel	1.57745e+007	0.0851	0.7733	0.6495	4.6400e-003		0.0588	0.0588		0.0588	0.0588	0.0000	841.7889	841.7889	0.0161	0.0154	846.7912
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	3.13226e+006	0.0169	0.1535	0.1290	9.2000e-004		0.0117	0.0117		0.0117	0.0117	0.0000	167.1493	167.1493	3.2000e-003	3.0600e-003	168.1426
Single Family Housing	1.96678e+007	0.1061	0.9063	0.3856	5.7800e-003		0.0733	0.0733		0.0733	0.0733	0.0000	1,049.5513	1,049.5513	0.0201	0.0192	1,055.7882
Total		**0.3963**	**3.4591**	**1.9739**	**0.0216**		**0.2738**	**0.2738**		**0.2738**	**0.2738**	**0.0000**	**3,921.8357**	**3,921.8357**	**0.0752**	**0.0719**	**3,945.1412**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	3.53832e+006	627.5056	0.0530	6.4200e-003	630.7428
City Park	0	0.0000	0.0000	0.0000	0.0000

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Condo/Townhouse	5.32522e+006	944.4035	0.0797	9.6600e-003	949.2755
Elementary School	827342	146.7255	0.0124	1.5000e-003	147.4824
General Light Industry	66160	11.7332	9.9000e-004	1.2000e-004	11.7937
General Office Building	5.67929e+006	1,007.1968	0.0850	0.0103	1,012.3927
Government Office Building	256310	45.4554	3.8400e-003	4.7000e-004	45.6899
Hotel	4.0656e+006	721.0161	0.0609	7.3800e-003	724.7357
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	1.75186e+007	3,106.8492	0.2622	0.0318	3,122.8769
Single Family Housing	6.43429e+006	1,141.0923	0.0963	0.0117	1,146.9790
Total		**7,751.9775**	**0.6543**	**0.0793**	**7,791.9686**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	3.53832e+006	627.5056	0.0530	6.4200e-003	630.7428
City Park	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	5.32522e+006	944.4035	0.0797	9.6600e-003	949.2755
Elementary School	827342	146.7255	0.0124	1.5000e-003	147.4824

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

General Light Industry	66160	11.7332	9.9000e-004	1.2000e-004	11.7937
General Office Building	5.67929e+006	1,007.1968	0.0850	0.0103	1,012.3927
Government Office Building	256310	45.4554	3.8400e-003	4.7000e-004	45.6899
Hotel	4.0656e+006	721.0161	0.0609	7.3800e-003	724.7357
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	1.75186e+007	3,106.8492	0.2622	0.0318	3,122.8769
Single Family Housing	6.43429e+006	1,141.0923	0.0963	0.0117	1,146.9790
Total		**7,751.9775**	**0.6543**	**0.0793**	**7,791.9686**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category	tons/yr										MT/yr					
Mitigated	25.1173	0.2398	20.8117	1.1000e-003		0.1156	0.1156		0.1156	0.1156	0.0000	34.0980	34.0980	0.0326	0.0000	34.9133
Unmitigated	26.8958	0.2398	20.8117	1.1000e-003		0.1156	0.1156		0.1156	0.1156	0.0000	34.0980	34.0980	0.0326	0.0000	34.9133

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	1.8293					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	24.4416					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.6249	0.2398	20.8117	1.1000e-003		0.1156	0.1156		0.1156	0.1156	0.0000	34.0980	34.0980	0.0326	0.0000	34.9133
Total	**26.8958**	**0.2398**	**20.8117**	**1.1000e-003**		**0.1156**	**0.1156**		**0.1156**	**0.1156**	**0.0000**	**34.0980**	**34.0980**	**0.0326**	**0.0000**	**34.9133**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

SubCategory	tons/yr										MT/yr					
Architectural Coating	1.8293					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	22.6631					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.6249	0.2398	20.8117	1.1000e-003		0.1156	0.1156		0.1156	0.1156	0.0000	34.0980	34.0980	0.0326	0.0000	34.9133
Total	**25.1173**	**0.2398**	**20.8117**	**1.1000e-003**		**0.1156**	**0.1156**		**0.1156**	**0.1156**	**0.0000**	**34.0980**	**34.0980**	**0.0326**	**0.0000**	**34.9133**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	1,375.1198	10.3262	0.2543	1,709.0657

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Unmitigated	1,616.8574	12.8991	0.3169	2,033.7634

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	57.3355 / 36.1463	221.8095	1.8855	0.0462	282.7130
City Park	0 / 51.8294	102.1200	8.6200e-003	1.0400e-003	102.6468
Condo/Townhouse	71.7997 / 45.2651	277.7660	2.3611	0.0579	354.0337
Elementary School	4.08 / 10.4914	31.3873	0.1355	3.4500e-003	35.8017
General Light Industry	1.85 / 0	4.8590	0.0606	1.4700e-003	6.8122
General Office Building	74.8259 / 45.861	286.8884	2.4604	0.0603	366.3573
Government Office Building	3.77453 / 2.31342	14.4719	0.1241	3.0400e-003	18.4806
Hotel	8.11737 / 0.90193	23.0971	0.2662	6.4600e-003	31.6768
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	116.59 / 71.4585	447.0158	3.8337	0.0939	570.8404
Single Family Housing	53.6218 / 33.805	207.4423	1.7633	0.0432	264.4009
Total		**1,616.8574**	**12.8991**	**0.3169**	**2,033.7634**

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RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	45.8684 / 33.9414	187.3471	1.5092	0.0371	236.1209
City Park	0 / 48.6678	95.8907	8.0900e-003	9.8000e-004	96.3854
Condo/Townhouse	57.4398 / 42.5039	234.6097	1.8899	0.0464	295.6878
Elementary School	3.264 / 9.85144	27.9832	0.1086	2.7900e-003	31.5295
General Light Industry	1.48 / 0	3.8872	0.0485	1.1700e-003	5.4498
General Office Building	59.8607 / 43.0635	242.0709	1.9694	0.0483	305.7107
Government Office Building	3.01963 / 2.17231	12.2111	0.0993	2.4400e-003	15.4213
Hotel	6.49389 / 0.846912	18.7247	0.2130	5.1700e-003	25.5897
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	93.2721 / 67.0995	377.1832	3.0686	0.0753	476.3438
Single Family Housing	42.8974 / 31.7429	175.2121	1.4115	0.0347	220.8267
Total		**1,375.1198**	**10.3262**	**0.2543**	**1,709.0657**

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	913.8673	54.0080	0.0000	2,264.0677
Unmitigated	913.8673	54.0080	0.0000	2,264.0677

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	404.8	82.1707	4.8562	0.0000	203.5745
City Park	3.74	0.7592	0.0449	0.0000	1.8809
Condo/Townhouse	506.92	102.9002	6.0812	0.0000	254.9308
Elementary School	307.15	62.3487	3.6847	0.0000	154.4662

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

General Light Industry	9.92	2.0137	0.1190	0.0000	4.9888
General Office Building	391.53	79.4771	4.6970	0.0000	196.9010
Government Office Building	17.67	3.5869	0.2120	0.0000	8.8863
Hotel	175.2	35.5640	2.1018	0.0000	88.1084
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	1652.7	335.4832	19.8265	0.0000	831.1453
Single Family Housing	1032.38	209.5638	12.3849	0.0000	519.1855
Total		**913.8673**	**54.0080**	**0.0000**	**2,264.0677**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	404.8	82.1707	4.8562	0.0000	203.5745
City Park	3.74	0.7592	0.0449	0.0000	1.8809
Condo/Townhouse	506.92	102.9002	6.0812	0.0000	254.9308
Elementary School	307.15	62.3487	3.6847	0.0000	154.4662
General Light Industry	9.92	2.0137	0.1190	0.0000	4.9888
General Office Building	391.53	79.4771	4.6970	0.0000	196.9010

RiverPark Adopted Specific Plan - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Government Office Building	17.67	3.5869	0.2120	0.0000	8.8863
Hotel	175.2	35.5640	2.1018	0.0000	88.1084
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	1652.7	335.4832	19.8265	0.0000	831.1453
Single Family Housing	1032.38	209.5638	12.3849	0.0000	519.1855
Total		**913.8673**	**54.0080**	**0.0000**	**2,264.0677**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Specific Plan Amendment

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

RiverPark Specific Plan Amendment

Ventura County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	421.00	1000sqft	9.66	421,000.00	0
Government Office Building	19.00	1000sqft	0.44	19,000.00	0
Elementary School	1,683.00	Student	3.23	140,704.47	0
General Light Industry	8.00	1000sqft	0.18	8,000.00	0
Other Non-Asphalt Surfaces	226.00	Acre	226.00	9,844,560.00	0
City Park	43.50	Acre	43.50	1,894,860.00	0
Hotel	320.00	Room	10.67	464,640.00	0
Apartments Low Rise	2,117.00	Dwelling Unit	132.31	2,117,000.00	6055
Condo/Townhouse	1,102.00	Dwelling Unit	68.88	1,102,000.00	3152
Single Family Housing	849.00	Dwelling Unit	184.67	1,528,200.00	2598
Regional Shopping Center	978.33	1000sqft	22.46	978,327.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.6	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2030
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Based on Traffic Study Specific Plan Amendment land uses. Specific Plan area is 702 acres.

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RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Construction Phase - Estimated construction assumption.

Trips and VMT -

Grading -

Architectural Coating - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Vehicle Trips - Based on Traffic Study

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - No woodstoves, no fireplace

Consumer Products -

Area Coating - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Landscape Equipment -

Construction Off-road Equipment Mitigation - Assumed VCAPCD Rule 55 dust control measures.

Area Mitigation - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Water Mitigation -

Fleet Mix -

Solid Waste -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Residential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Residential_Interior	75.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Residential_Exterior	100	50
tblAreaCoating	Area_EF_Residential_Interior	75	50
tblConstructionPhase	NumDays	880.00	110.00
tblConstructionPhase	NumDays	12,400.00	1,550.00

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstructionPhase	NumDays	1,240.00	155.00
tblConstructionPhase	NumDays	880.00	110.00
tblConstructionPhase	NumDays	480.00	60.00
tblFireplaces	NumberNoFireplace	2,117.00	0.00
tblFireplaces	NumberNoFireplace	1,102.00	0.00
tblFireplaces	NumberNoFireplace	849.00	0.00
tblLandUse	LandUseSquareFeet	978,330.00	978,327.00
tblLandUse	LotAcreage	275.65	184.67
tblLandUse	Population	6,478.00	6,055.00
tblLandUse	Population	3,372.00	3,152.00
tblVehicleTrips	ST_TR	8.14	7.47
tblVehicleTrips	ST_TR	1.96	5.73
tblVehicleTrips	ST_TR	8.14	8.90
tblVehicleTrips	ST_TR	1.99	2.61
tblVehicleTrips	ST_TR	2.21	3.06
tblVehicleTrips	ST_TR	8.19	8.00
tblVehicleTrips	ST_TR	46.12	38.34
tblVehicleTrips	ST_TR	9.54	9.67
tblVehicleTrips	SU_TR	6.28	5.77
tblVehicleTrips	SU_TR	2.19	6.40
tblVehicleTrips	SU_TR	6.28	6.86
tblVehicleTrips	SU_TR	5.00	6.55
tblVehicleTrips	SU_TR	0.70	0.97
tblVehicleTrips	SU_TR	5.95	5.81
tblVehicleTrips	SU_TR	21.10	17.54
tblVehicleTrips	SU_TR	8.55	8.67
tblVehicleTrips	WD_TR	7.32	6.72
tblVehicleTrips	WD_TR	0.78	2.28
tblVehicleTrips	WD_TR	7.32	8.00

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	WD_TR	1.89	1.29
tblVehicleTrips	WD_TR	4.96	6.50
tblVehicleTrips	WD_TR	9.74	13.50
tblVehicleTrips	WD_TR	22.59	30.00
tblVehicleTrips	WD_TR	8.36	8.17
tblVehicleTrips	WD_TR	37.75	31.38
tblVehicleTrips	WD_TR	9.44	9.57

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	3.6867	38.8834	29.5975	0.0635	19.8049	1.6358	21.4183	10.1417	1.5050	11.6260	0.0000	6,158.7443	6,158.7443	1.9489	4.0400e-003	6,208.6698
2023	28.0239	131.0778	264.6903	1.1049	86.1110	1.6738	87.7848	23.2518	1.5771	24.8289	0.0000	115,941.0513	115,941.0513	4.5730	9.6428	118,928.9427
2024	26.2979	128.1466	250.0496	1.0788	86.1120	1.5733	87.6853	23.2522	1.4825	24.7347	0.0000	113,759.6612	113,759.6612	4.4708	9.4151	116,677.1228
2025	24.7311	124.7283	236.9143	1.0497	86.1129	1.4716	87.5845	23.2525	1.3872	24.6397	0.0000	111,349.7190	111,349.7190	4.3872	9.1747	114,193.4598
2026	23.4250	122.3975	225.8913	1.0229	86.1138	1.4523	87.5662	23.2529	1.3694	24.6222	0.0000	109,042.6312	109,042.6312	4.3245	8.9502	111,817.9011
2027	22.2123	120.1064	216.3733	0.9971	86.1147	1.4292	87.5439	23.2532	1.3479	24.6010	0.0000	106,782.9720	106,782.9720	4.2704	8.7263	109,490.1730
2028	21.0922	118.2250	208.4921	0.9736	86.1155	1.4058	87.5213	23.2535	1.3262	24.5796	0.0000	104,725.6266	104,725.6266	4.2314	8.5201	107,370.4053
2029	383.9558	116.4058	201.5402	0.9517	86.1163	1.3815	87.4978	23.2537	1.3036	24.5573	0.0000	102,801.2787	102,801.2787	4.2036	8.3244	105,387.0508
Maximum	**383.9558**	**131.0778**	**264.6903**	**1.1049**	**86.1163**	**1.6738**	**87.7848**	**23.2537**	**1.5771**	**24.8289**	**0.0000**	**115,941.0513**	**115,941.0513**	**4.5730**	**9.6428**	**118,928.9427**

Date: 11/30/2021 2:24 PM

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	3.6867	38.8834	29.5975	0.0635	7.8141	1.6358	9.4275	3.9792	1.5050	5.4635	0.0000	6,158.7443	6,158.7443	1.9489	4.0400e-003	6,208.6698
2023	28.0239	131.0778	264.6903	1.1049	86.1110	1.6738	87.7848	23.2518	1.5771	24.8289	0.0000	115,941.0513	115,941.0513	4.5730	9.6428	118,928.9427
2024	26.2979	128.1466	250.0496	1.0788	86.1120	1.5733	87.6853	23.2522	1.4825	24.7347	0.0000	113,759.6612	113,759.6612	4.4708	9.4151	116,677.1228
2025	24.7311	124.7283	236.9143	1.0497	86.1129	1.4716	87.5845	23.2525	1.3872	24.6397	0.0000	111,349.7190	111,349.7190	4.3872	9.1747	114,193.4598
2026	23.4250	122.3975	225.8913	1.0229	86.1138	1.4523	87.5662	23.2529	1.3694	24.6222	0.0000	109,042.6312	109,042.6312	4.3245	8.9502	111,817.9011
2027	22.2123	120.1064	216.3733	0.9971	86.1147	1.4292	87.5439	23.2532	1.3479	24.6010	0.0000	106,782.9720	106,782.9720	4.2704	8.7263	109,490.1730
2028	21.0922	118.2250	208.4921	0.9736	86.1155	1.4058	87.5213	23.2535	1.3262	24.5796	0.0000	104,725.6266	104,725.6266	4.2314	8.5201	107,370.4053
2029	383.9558	116.4058	201.5402	0.9517	86.1163	1.3815	87.4978	23.2537	1.3036	24.5573	0.0000	102,801.2787	102,801.2787	4.2036	8.3244	105,387.0508
Maximum	**383.9558**	**131.0778**	**264.6903**	**1.1049**	**86.1163**	**1.6738**	**87.7848**	**23.2537**	**1.5771**	**24.8289**	**0.0000**	**115,941.0513**	**115,941.0513**	**4.5730**	**9.6428**	**118,928.9427**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**1.93**	**0.00**	**1.89**	**3.56**	**0.00**	**3.35**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Date: 11/30/2021 2:24 PM

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	170.1670	3.8622	335.1040	0.0178		1.8625	1.8625		1.8625	1.8625	0.0000	605.1203	605.1203	0.5778	0.0000	619.5663
Energy	2.6087	22.6712	12.2658	0.1423		1.8023	1.8023		1.8023	1.8023		28,457.9704	28,457.9704	0.5454	0.5217	28,627.0819
Mobile	174.3738	155.5289	1,436.2252	3.0475	388.3547	2.1351	390.4897	103.5063	1.9918	105.4980		328,017.5489	328,017.5489	20.9362	14.3285	332,810.8500
Total	**347.1494**	**182.0623**	**1,783.5951**	**3.2076**	**388.3547**	**5.7999**	**394.1546**	**103.5063**	**5.6566**	**109.1629**	**0.0000**	**357,080.6395**	**357,080.6395**	**22.0594**	**14.8502**	**362,057.4982**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	159.3208	3.8622	335.1040	0.0178		1.8625	1.8625		1.8625	1.8625	0.0000	605.1203	605.1203	0.5778	0.0000	619.5663
Energy	2.6087	22.6712	12.2658	0.1423		1.8023	1.8023		1.8023	1.8023		28,457.9704	28,457.9704	0.5454	0.5217	28,627.0819
Mobile	174.3738	155.5289	1,436.2252	3.0475	388.3547	2.1351	390.4897	103.5063	1.9918	105.4980		328,017.5489	328,017.5489	20.9362	14.3285	332,810.8500
Total	**336.3032**	**182.0623**	**1,783.5951**	**3.2076**	**388.3547**	**5.7999**	**394.1546**	**103.5063**	**5.6566**	**109.1629**	**0.0000**	**357,080.6395**	**357,080.6395**	**22.0594**	**14.8502**	**362,057.4982**

Date: 11/30/2021 2:24 PM

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	3.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	5/24/2022	8/15/2022	5	60	
2	Grading	Grading	8/16/2022	3/20/2023	5	155	
3	Building Construction	Building Construction	3/21/2023	2/26/2029	5	1550	
4	Paving	Paving	2/27/2029	7/30/2029	5	110	
5	Architectural Coating	Architectural Coating	7/31/2029	12/31/2029	5	110	

Acres of Grading (Site Preparation Phase): 90

Acres of Grading (Grading Phase): 465

Acres of Paving: 226

Residential Indoor: 9,613,080; Residential Outdoor: 3,204,360; Non-Residential Indoor: 3,047,507; Non-Residential Outdoor: 1,015,836; Striped Parking

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	8,265.00	2,692.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1,653.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836		3,686.0619	3,686.0619	1.1922		3,715.8655
Total	**3.1701**	**33.0835**	**19.6978**	**0.0380**	**19.6570**	**1.6126**	**21.2696**	**10.1025**	**1.4836**	**11.5860**		**3,686.0619**	**3,686.0619**	**1.1922**		**3,715.8655**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0557	0.0360	0.5004	1.3000e-003	0.1479	8.5000e-004	0.1487	0.0392	7.8000e-004	0.0400		132.6004	132.6004	4.1900e-003	3.6400e-003	133.7886
Total	**0.0557**	**0.0360**	**0.5004**	**1.3000e-003**	**0.1479**	**8.5000e-004**	**0.1487**	**0.0392**	**7.8000e-004**	**0.0400**		**132.6004**	**132.6004**	**4.1900e-003**	**3.6400e-003**	**133.7886**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Fugitive Dust					7.6662	0.0000	7.6662	3.9400	0.0000	3.9400			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655
Total	**3.1701**	**33.0835**	**19.6978**	**0.0380**	**7.6662**	**1.6126**	**9.2788**	**3.9400**	**1.4836**	**5.4235**	**0.0000**	**3,686.0619**	**3,686.0619**	**1.1922**		**3,715.8655**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0557	0.0360	0.5004	1.3000e-003	0.1479	8.5000e-004	0.1487	0.0392	7.8000e-004	0.0400		132.6004	132.6004	4.1900e-003	3.6400e-003	133.7886
Total	**0.0557**	**0.0360**	**0.5004**	**1.3000e-003**	**0.1479**	**8.5000e-004**	**0.1487**	**0.0392**	**7.8000e-004**	**0.0400**		**132.6004**	**132.6004**	**4.1900e-003**	**3.6400e-003**	**133.7886**

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Fugitive Dust					9.2036	0.0000	9.2036	3.6538	0.0000	3.6538			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**9.2036**	**1.6349**	**10.8385**	**3.6538**	**1.5041**	**5.1579**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0619	0.0400	0.5560	1.4500e-003	0.1643	9.4000e-004	0.1652	0.0436	8.7000e-004	0.0445		147.3338	147.3338	4.6500e-003	4.0400e-003	148.6540
Total	**0.0619**	**0.0400**	**0.5560**	**1.4500e-003**	**0.1643**	**9.4000e-004**	**0.1652**	**0.0436**	**8.7000e-004**	**0.0445**		**147.3338**	**147.3338**	**4.6500e-003**	**4.0400e-003**	**148.6540**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Fugitive Dust					3.5894	0.0000	3.5894	1.4250	0.0000	1.4250			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**3.5894**	**1.6349**	**5.2243**	**1.4250**	**1.5041**	**2.9291**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0619	0.0400	0.5560	1.4500e-003	0.1643	9.4000e-004	0.1652	0.0436	8.7000e-004	0.0445		147.3338	147.3338	4.6500e-003	4.0400e-003	148.6540
Total	**0.0619**	**0.0400**	**0.5560**	**1.4500e-003**	**0.1643**	**9.4000e-004**	**0.1652**	**0.0436**	**8.7000e-004**	**0.0445**		**147.3338**	**147.3338**	**4.6500e-003**	**4.0400e-003**	**148.6540**

3.3 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Fugitive Dust					9.2036	0.0000	9.2036	3.6538	0.0000	3.6538			0.0000			0.0000
Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105		6,011.4777	6,011.4777	1.9442		6,060.0836
Total	**3.3217**	**34.5156**	**28.0512**	**0.0621**	**9.2036**	**1.4245**	**10.6281**	**3.6538**	**1.3105**	**4.9643**		**6,011.4777**	**6,011.4777**	**1.9442**		**6,060.0836**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0575	0.0356	0.5135	1.4000e-003	0.1643	8.9000e-004	0.1652	0.0436	8.2000e-004	0.0444		143.4697	143.4697	4.2100e-003	3.7500e-003	144.6916
Total	**0.0575**	**0.0356**	**0.5135**	**1.4000e-003**	**0.1643**	**8.9000e-004**	**0.1652**	**0.0436**	**8.2000e-004**	**0.0444**		**143.4697**	**143.4697**	**4.2100e-003**	**3.7500e-003**	**144.6916**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Fugitive Dust					3.5894	0.0000	3.5894	1.4250	0.0000	1.4250			0.0000			0.0000
Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105	0.0000	6,011.4777	6,011.4777	1.9442		6,060.0836
Total	**3.3217**	**34.5156**	**28.0512**	**0.0621**	**3.5894**	**1.4245**	**5.0139**	**1.4250**	**1.3105**	**2.7355**	**0.0000**	**6,011.4777**	**6,011.4777**	**1.9442**		**6,060.0836**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0575	0.0356	0.5135	1.4000e-003	0.1643	8.9000e-004	0.1652	0.0436	8.2000e-004	0.0444		143.4697	143.4697	4.2100e-003	3.7500e-003	144.6916
Total	**0.0575**	**0.0356**	**0.5135**	**1.4000e-003**	**0.1643**	**8.9000e-004**	**0.1652**	**0.0436**	**8.2000e-004**	**0.0444**		**143.4697**	**143.4697**	**4.2100e-003**	**3.7500e-003**	**144.6916**

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.6713	101.9939	36.2362	0.4986	18.2160	0.6062	18.8222	5.2429	0.5799	5.8228		54,096.9876	54,096.9876	2.2256	8.0943	56,564.7409
Worker	23.7799	14.6990	212.2101	0.5793	67.8950	0.3679	68.2629	18.0089	0.3388	18.3477		59,288.8537	59,288.8537	1.7396	1.5485	59,793.7958
Total	**26.4512**	**116.6929**	**248.4463**	**1.0779**	**86.1110**	**0.9741**	**87.0851**	**23.2518**	**0.9187**	**24.1705**		**113,385.8413**	**113,385.8413**	**3.9651**	**9.6428**	**116,358.5367**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.6713	101.9939	36.2362	0.4986	18.2160	0.6062	18.8222	5.2429	0.5799	5.8228		54,096.9876	54,096.9876	2.2256	8.0943	56,564.7409
Worker	23.7799	14.6990	212.2101	0.5793	67.8950	0.3679	68.2629	18.0089	0.3388	18.3477		59,288.8537	59,288.8537	1.7396	1.5485	59,793.7958
Total	**26.4512**	**116.6929**	**248.4463**	**1.0779**	**86.1110**	**0.9741**	**87.0851**	**23.2518**	**0.9187**	**24.1705**		**113,385.8413**	**113,385.8413**	**3.9651**	**9.6428**	**116,358.5367**

3.4 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
Total	**1.4716**	**13.4438**	**16.1668**	**0.0270**		**0.6133**	**0.6133**		**0.5769**	**0.5769**		**2,555.6989**	**2,555.6989**	**0.6044**		**2,570.8077**

Date: 11/30/2021 2:24 PM

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.6064	101.5098	36.0569	0.4903	18.2170	0.6079	18.8248	5.2433	0.5815	5.8247		53,280.0939	53,280.0939	2.2824	7.9703	55,712.3042
Worker	22.2199	13.1931	197.8259	0.5615	67.8950	0.3521	68.2471	18.0089	0.3242	18.3331		57,923.8684	57,923.8684	1.5841	1.4448	58,394.0110
Total	**24.8263**	**114.7029**	**233.8828**	**1.0518**	**86.1120**	**0.9600**	**87.0719**	**23.2522**	**0.9056**	**24.1578**		**111,203.9623**	**111,203.9623**	**3.8665**	**9.4151**	**114,106.3151**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	**1.4716**	**13.4438**	**16.1668**	**0.0270**		**0.6133**	**0.6133**		**0.5769**	**0.5769**	**0.0000**	**2,555.6989**	**2,555.6989**	**0.6044**		**2,570.8077**

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.6064	101.5098	36.0569	0.4903	18.2170	0.6079	18.8248	5.2433	0.5815	5.8247		53,280.0939	53,280.0939	2.2824	7.9703	55,712.3042
Worker	22.2199	13.1931	197.8259	0.5615	67.8950	0.3521	68.2471	18.0089	0.3242	18.3331		57,923.8684	57,923.8684	1.5841	1.4448	58,394.0110
Total	**24.8263**	**114.7029**	**233.8828**	**1.0518**	**86.1120**	**0.9600**	**87.0719**	**23.2522**	**0.9056**	**24.1578**		**111,203.9623**	**111,203.9623**	**3.8665**	**9.4151**	**114,106.3151**

3.4 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**		**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Unmitigated Construction Off-Site

Date: 11/30/2021 2:24 PM

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.5482	100.3526	35.9227	0.4806	18.2179	0.6082	18.8260	5.2436	0.5818	5.8253		52,306.7524	52,306.7524	2.3469	7.8217	54,696.2798
Worker	20.8155	11.9060	184.9069	0.5422	67.8950	0.3359	68.2309	18.0089	0.3092	18.3182		56,486.4922	56,486.4922	1.4393	1.3530	56,925.6819
Total	**23.3637**	**112.2586**	**220.8296**	**1.0228**	**86.1129**	**0.9441**	**87.0569**	**23.2525**	**0.8910**	**24.1435**		**108,793.2447**	**108,793.2447**	**3.7863**	**9.1747**	**111,621.9617**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**	**0.0000**	**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Mitigated Construction Off-Site

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.5482	100.3526	35.9227	0.4806	18.2179	0.6082	18.8260	5.2436	0.5818	5.8253		52,306.7524	52,306.7524	2.3469	7.8217	54,696.2798
Worker	20.8155	11.9060	184.9069	0.5422	67.8950	0.3359	68.2309	18.0089	0.3092	18.3182		56,486.4922	56,486.4922	1.4393	1.3530	56,925.6819
Total	**23.3637**	**112.2586**	**220.8296**	**1.0228**	**86.1129**	**0.9441**	**87.0569**	**23.2525**	**0.8910**	**24.1435**		**108,793.2447**	**108,793.2447**	**3.7863**	**9.1747**	**111,621.9617**

3.4 Building Construction - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**		**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category	lb/day											lb/day				
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.4959	99.0924	35.8753	0.4709	18.2188	0.6056	18.8245	5.2439	0.5793	5.8233		51,336.4580	51,336.4580	2.4101	7.6737	53,683.4648
Worker	19.5618	10.8354	173.9313	0.5250	67.8950	0.3191	68.2142	18.0089	0.2938	18.3027		55,149.6989	55,149.6989	1.3135	1.2765	55,562.9383
Total	**22.0576**	**109.9278**	**209.8066**	**0.9959**	**86.1138**	**0.9248**	**87.0386**	**23.2529**	**0.8731**	**24.1260**		**106,486.1568**	**106,486.1568**	**3.7236**	**8.9502**	**109,246.4030**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**	**0.0000**	**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.4959	99.0924	35.8753	0.4709	18.2188	0.6056	18.8245	5.2439	0.5793	5.8233		51,336.4580	51,336.4580	2.4101	7.6737	53,683.4648
Worker	19.5618	10.8354	173.9313	0.5250	67.8950	0.3191	68.2142	18.0089	0.2938	18.3027		55,149.6989	55,149.6989	1.3135	1.2765	55,562.9383
Total	**22.0576**	**109.9278**	**209.8066**	**0.9959**	**86.1138**	**0.9248**	**87.0386**	**23.2529**	**0.8731**	**24.1260**		**106,486.1568**	**106,486.1568**	**3.7236**	**8.9502**	**109,246.4030**

3.4 Building Construction - 2027

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**		**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Vendor	2.4520	97.7191	35.8385	0.4605	18.2197	0.6014	18.8211	5.2443	0.5753	5.8195		50,284.1191	50,284.1191	2.4662	7.5149	52,585.2230
Worker	18.3929	9.9176	164.4502	0.5096	67.8950	0.3003	68.1953	18.0089	0.2763	18.2853		53,942.3786	53,942.3786	1.2033	1.2114	54,333.4520
Total	**20.8449**	**107.6367**	**200.2886**	**0.9701**	**86.1147**	**0.9016**	**87.0163**	**23.2532**	**0.8516**	**24.1048**		**104,226.4977**	**104,226.4977**	**3.6695**	**8.7263**	**106,918.6750**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**	**0.0000**	**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.4520	97.7191	35.8385	0.4605	18.2197	0.6014	18.8211	5.2443	0.5753	5.8195		50,284.1191	50,284.1191	2.4662	7.5149	52,585.2230

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Worker	18.3929	9.9176	164.4502	0.5096	67.8950	0.3003	68.1953	18.0089	0.2763	18.2853		53,942.3786	53,942.3786	1.2033	1.2114	54,333.4520
Total	**20.8449**	**107.6367**	**200.2886**	**0.9701**	**86.1147**	**0.9016**	**87.0163**	**23.2532**	**0.8516**	**24.1048**		**104,226.4977**	**104,226.4977**	**3.6695**	**8.7263**	**106,918.6750**

3.4 Building Construction - 2028

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**		**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.4183	96.6167	35.9326	0.4508	18.2205	0.5979	18.8184	5.2445	0.5719	5.8164		49,291.7894	49,291.7894	2.5227	7.3638	51,549.2730
Worker	17.3066	9.1386	156.4748	0.4958	67.8950	0.2804	68.1754	18.0089	0.2580	18.2669		52,877.3629	52,877.3629	1.1078	1.1563	53,249.6343

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**19.7248**	**105.7553**	**192.4074**	**0.9466**	**86.1155**	**0.8782**	**86.9937**	**23.2535**	**0.8299**	**24.0834**		**102,169.1523**	**102,169.1523**	**3.6305**	**8.5201**	**104,798.9073**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**	**0.0000**	**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.4183	96.6167	35.9326	0.4508	18.2205	0.5979	18.8184	5.2445	0.5719	5.8164		49,291.7894	49,291.7894	2.5227	7.3638	51,549.2730
Worker	17.3066	9.1386	156.4748	0.4958	67.8950	0.2804	68.1754	18.0089	0.2580	18.2669		52,877.3629	52,877.3629	1.1078	1.1563	53,249.6343
Total	**19.7248**	**105.7553**	**192.4074**	**0.9466**	**86.1155**	**0.8782**	**86.9937**	**23.2535**	**0.8299**	**24.0834**		**102,169.1523**	**102,169.1523**	**3.6305**	**8.5201**	**104,798.9073**

Date: 11/30/2021 2:24 PM

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Building Construction - 2029

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**		**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.3856	95.4757	36.0115	0.4412	18.2212	0.5922	18.8135	5.2448	0.5665	5.8113		48,315.7908	48,315.7908	2.5802	7.2155	50,530.5151
Worker	16.2431	8.4604	149.4441	0.4835	67.8950	0.2617	68.1567	18.0089	0.2408	18.2497		51,929.0135	51,929.0135	1.0225	1.1089	52,285.0377
Total	**18.6288**	**103.9361**	**185.4556**	**0.9247**	**86.1163**	**0.8539**	**86.9702**	**23.2537**	**0.8073**	**24.0611**		**100,244.8043**	**100,244.8043**	**3.6027**	**8.3244**	**102,815.5528**

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**	**0.0000**	**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.3856	95.4757	36.0115	0.4412	18.2212	0.5922	18.8135	5.2448	0.5665	5.8113		48,315.7908	48,315.7908	2.5802	7.2155	50,530.5151
Worker	16.2431	8.4604	149.4441	0.4835	67.8950	0.2617	68.1567	18.0089	0.2408	18.2497		51,929.0135	51,929.0135	1.0225	1.1089	52,285.0377
Total	**18.6288**	**103.9361**	**185.4556**	**0.9247**	**86.1163**	**0.8539**	**86.9702**	**23.2537**	**0.8073**	**24.0611**		**100,244.8043**	**100,244.8043**	**3.6027**	**8.3244**	**102,815.5528**

3.5 Paving - 2029

Unmitigated Construction On-Site

Date: 11/30/2021 2:24 PM

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9152**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**		**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0295	0.0154	0.2712	8.8000e-004	0.1232	4.7000e-004	0.1237	0.0327	4.4000e-004	0.0331		94.2450	94.2450	1.8600e-003	2.0100e-003	94.8912
Total	**0.0295**	**0.0154**	**0.2712**	**8.8000e-004**	**0.1232**	**4.7000e-004**	**0.1237**	**0.0327**	**4.4000e-004**	**0.0331**		**94.2450**	**94.2450**	**1.8600e-003**	**2.0100e-003**	**94.8912**

Mitigated Construction On-Site

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9152**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**	**0.0000**	**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0295	0.0154	0.2712	8.8000e-004	0.1232	4.7000e-004	0.1237	0.0327	4.4000e-004	0.0331		94.2450	94.2450	1.8600e-003	2.0100e-003	94.8912
Total	**0.0295**	**0.0154**	**0.2712**	**8.8000e-004**	**0.1232**	**4.7000e-004**	**0.1237**	**0.0327**	**4.4000e-004**	**0.0331**		**94.2450**	**94.2450**	**1.8600e-003**	**2.0100e-003**	**94.8912**

3.6 Architectural Coating - 2029

Unmitigated Construction On-Site

Date: 11/30/2021 2:24 PM

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	380.5363					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	**380.7071**	**1.1455**	**1.8091**	**2.9700e-003**		**0.0515**	**0.0515**		**0.0515**	**0.0515**		**281.4481**	**281.4481**	**0.0154**		**281.8319**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.2486	1.6921	29.8888	0.0967	13.5790	0.0523	13.6313	3.6018	0.0482	3.6500		10,385.8027	10,385.8027	0.2045	0.2218	10,457.0075
Total	**3.2486**	**1.6921**	**29.8888**	**0.0967**	**13.5790**	**0.0523**	**13.6313**	**3.6018**	**0.0482**	**3.6500**		**10,385.8027**	**10,385.8027**	**0.2045**	**0.2218**	**10,457.0075**

Mitigated Construction On-Site

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	380.5363					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
Total	**380.7071**	**1.1455**	**1.8091**	**2.9700e-003**		**0.0515**	**0.0515**		**0.0515**	**0.0515**	**0.0000**	**281.4481**	**281.4481**	**0.0154**		**281.8319**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.2486	1.6921	29.8888	0.0967	13.5790	0.0523	13.6313	3.6018	0.0482	3.6500		10,385.8027	10,385.8027	0.2045	0.2218	10,457.0075
Total	**3.2486**	**1.6921**	**29.8888**	**0.0967**	**13.5790**	**0.0523**	**13.6313**	**3.6018**	**0.0482**	**3.6500**		**10,385.8027**	**10,385.8027**	**0.2045**	**0.2218**	**10,457.0075**

4.0 Operational Detail - Mobile

Date: 11/30/2021 2:24 PM

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	174.3738	155.5289	1,436.2252	3.0475	388.3547	2.1351	390.4897	103.5063	1.9918	105.4980		328,017.5480	328,017.5480	20.9362	14.3285	332,810.8500
Unmitigated	174.3738	155.5289	1,436.2252	3.0475	388.3547	2.1351	390.4897	103.5063	1.9918	105.4980		328,017.5480	328,017.5480	20.9362	14.3285	332,810.8500

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	14,226.24	15,813.99	12215.09	39,141,007	39,141,007
City Park	99.18	249.26	278.40	312,163	312,163
Condo/Townhouse	8,816.00	9,807.80	7559.72	24,254,851	24,254,851
General Light Industry	52.00	20.88	52.40	139,002	139,002
General Office Building	5,683.50	1,288.26	408.37	10,280,761	10,280,761
Government Office Building	570.00	0.00	0.00	698,201	698,201
Hotel	2,614.40	2,560.00	1859.20	4,747,438	4,747,438
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Regional Shopping Center	30,700.00	37,509.17	17159.91	52,140,545	52,140,545
Single Family Housing	8,124.93	8,209.83	7360.83	22,181,674	22,181,674
Elementary School	2,171.07	0.00	0.00	3,419,341	3,419,341
Total	73,057.32	75,459.19	46,893.92	157,314,984	157,314,984

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Condo/Townhouse	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
General Light Industry	9.50	7.30	7.30	59.00	28.00	13.00	92	5	3
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	77	19	4
Government Office Building	9.50	7.30	7.30	33.00	62.00	5.00	50	34	16
Hotel	9.50	7.30	7.30	19.40	61.60	19.00	58	38	4
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Regional Shopping Center	9.50	7.30	7.30	16.30	64.70	19.00	54	35	11
Single Family Housing	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
Elementary School	9.50	7.30	7.30	65.00	30.00	5.00	63	25	12

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
City Park	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Condo/Townhouse	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
General Light Industry	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
General Office Building	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Government Office Building	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Hotel	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Other Non-Asphalt Surfaces	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Regional Shopping Center	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Single Family Housing	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Elementary School	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	2.6087	22.6712	12.2658	0.1423		1.8023	1.8023		1.8023	1.8023		28,457.9704	28,457.9704	0.5454	0.5217	28,627.0819
NaturalGas Unmitigated	2.6087	22.6712	12.2658	0.1423		1.8023	1.8023		1.8023	1.8023		28,457.9704	28,457.9704	0.5454	0.5217	28,627.0819

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	72031	0.7768	6.6382	2.8248	0.0424		0.5367	0.5367		0.5367	0.5367		8,474.2367	8,474.2367	0.1624	0.1554	8,524.5949
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	49832.9	0.5374	4.5924	1.9542	0.0293		0.3713	0.3713		0.3713	0.3713		5,862.6897	5,862.6897	0.1124	0.1075	5,897.5288
Elementary School	4525.67	0.0488	0.4437	0.3727	2.6600e-003		0.0337	0.0337		0.0337	0.0337		532.4321	532.4321	0.0102	9.7600e-003	535.5960
General Light Industry	455.014	4.9100e-003	0.0446	0.0375	2.7000e-004		3.3900e-003	3.3900e-003		3.3900e-003	3.3900e-003		53.5310	53.5310	1.0300e-003	9.8000e-004	53.8491
General Office Building	10438.5	0.1126	1.0234	0.8596	6.1400e-003		0.0778	0.0778		0.0778	0.0778		1,228.0580	1,228.0580	0.0235	0.0225	1,235.3558
Government Office Building	471.096	5.0800e-003	0.0462	0.0388	2.8000e-004		3.5100e-003	3.5100e-003		3.5100e-003	3.5100e-003		55.4231	55.4231	1.0600e-003	1.0200e-003	55.7524
Hotel	43217.9	0.4661	4.2371	3.5591	0.0254		0.3220	0.3220		0.3220	0.3220		5,084.4571	5,084.4571	0.0975	0.0932	5,114.6714

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	5333.89	0.0575	0.5229	0.4393	3.1400e-003		0.0397	0.0397		0.0397	0.0397		627.5168	627.5168	0.0120	0.0115	631.2458
Single Family Housing	55586.8	0.5995	5.1227	2.1799	0.0327		0.4142	0.4142		0.4142	0.4142		6,539.6260	6,539.6260	0.1253	0.1199	6,578.4878
Total		**2.6087**	**22.6712**	**12.2659**	**0.1423**		**1.8023**	**1.8023**		**1.8023**	**1.8023**		**28,457.9704**	**28,457.9704**	**0.5454**	**0.5217**	**28,627.0819**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	72.031	0.7768	6.6382	2.8248	0.0424		0.5367	0.5367		0.5367	0.5367		8,474.2367	8,474.2367	0.1624	0.1554	8,524.5949
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	49.8329	0.5374	4.5924	1.9542	0.0293		0.3713	0.3713		0.3713	0.3713		5,862.6897	5,862.6897	0.1124	0.1075	5,897.5288
Elementary School	4.52567	0.0488	0.4437	0.3727	2.6600e-003		0.0337	0.0337		0.0337	0.0337		532.4321	532.4321	0.0102	9.7600e-003	535.5960
General Light Industry	0.455014	4.9100e-003	0.0446	0.0375	2.7000e-004		3.3900e-003	3.3900e-003		3.3900e-003	3.3900e-003		53.5310	53.5310	1.0300e-003	9.8000e-004	53.8491
General Office Building	10.4385	0.1126	1.0234	0.8596	6.1400e-003		0.0778	0.0778		0.0778	0.0778		1,228.0580	1,228.0580	0.0235	0.0225	1,235.3558
Government Office Building	0.471096	5.0800e-003	0.0462	0.0388	2.8000e-004		3.5100e-003	3.5100e-003		3.5100e-003	3.5100e-003		55.4231	55.4231	1.0600e-003	1.0200e-003	55.7524
Hotel	43.2179	0.4661	4.2371	3.5591	0.0254		0.3220	0.3220		0.3220	0.3220		5,084.4571	5,084.4571	0.0975	0.0932	5,114.6714
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	5.33389	0.0575	0.5229	0.4393	3.1400e-003		0.0397	0.0397		0.0397	0.0397		627.5168	627.5168	0.0120	0.0115	631.2458

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Single Family Housing	55.5868	0.5995	5.1227	2.1799	0.0327		0.4142	0.4142		0.4142	0.4142		6,539.6260	6,539.6260	0.1253	0.1199	6,578.4878
Total		**2.6087**	**22.6712**	**12.2659**	**0.1423**		**1.8023**	**1.8023**		**1.8023**	**1.8023**		**28,457.9704**	**28,457.9704**	**0.5454**	**0.5217**	**28,627.0819**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	159.3208	3.8622	335.1040	0.0178		1.8625	1.8625		1.8625	1.8625	0.0000	605.1203	605.1203	0.5778	0.0000	619.5663
Unmitigated	170.1670	3.8622	335.1040	0.0178		1.8625	1.8625		1.8625	1.8625	0.0000	605.1203	605.1203	0.5778	0.0000	619.5663

6.2 Area by SubCategory

Unmitigated

Date: 11/30/2021 2:24 PM

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	11.4682					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	148.6524					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	10.0464	3.8622	335.1040	0.0178		1.8625	1.8625		1.8625	1.8625		605.1203	605.1203	0.5778		619.5663
Total	**170.1670**	**3.8622**	**335.1040**	**0.0178**		**1.8625**	**1.8625**		**1.8625**	**1.8625**	**0.0000**	**605.1203**	**605.1203**	**0.5778**	**0.0000**	**619.5663**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	11.4682					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	137.8062					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	10.0464	3.8622	335.1040	0.0178		1.8625	1.8625		1.8625	1.8625		605.1203	605.1203	0.5778		619.5663
Total	**159.3208**	**3.8622**	**335.1040**	**0.0178**		**1.8625**	**1.8625**		**1.8625**	**1.8625**	**0.0000**	**605.1203**	**605.1203**	**0.5778**	**0.0000**	**619.5663**

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

RiverPark Specific Plan Amendment - Ventura County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

RiverPark Specific Plan Amendment

Ventura County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	421.00	1000sqft	9.66	421,000.00	0
Government Office Building	19.00	1000sqft	0.44	19,000.00	0
Elementary School	1,683.00	Student	3.23	140,704.47	0
General Light Industry	8.00	1000sqft	0.18	8,000.00	0
Other Non-Asphalt Surfaces	226.00	Acre	226.00	9,844,560.00	0
City Park	43.50	Acre	43.50	1,894,860.00	0
Hotel	320.00	Room	10.67	464,640.00	0
Apartments Low Rise	2,117.00	Dwelling Unit	132.31	2,117,000.00	6055
Condo/Townhouse	1,102.00	Dwelling Unit	68.88	1,102,000.00	3152
Single Family Housing	849.00	Dwelling Unit	184.67	1,528,200.00	2598
Regional Shopping Center	978.33	1000sqft	22.46	978,327.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.6	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2030
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Based on Traffic Study Specific Plan Amendment land uses. Specific Plan area is 702 acres.

Date: 11/30/2021 2:23 PM

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Construction Phase - Estimated construction assumption.

Trips and VMT -

Grading -

Architectural Coating - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Vehicle Trips - Based on Traffic Study

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - No woodstoves, no fireplace

Consumer Products -

Area Coating - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Landscape Equipment -

Construction Off-road Equipment Mitigation - Assumed VCAPCD Rule 55 dust control measures.

Area Mitigation - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Water Mitigation -

Fleet Mix -

Solid Waste -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Residential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Residential_Interior	75.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Residential_Exterior	100	50
tblAreaCoating	Area_EF_Residential_Interior	75	50
tblConstructionPhase	NumDays	880.00	110.00
tblConstructionPhase	NumDays	12,400.00	1,550.00

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstructionPhase	NumDays	1,240.00	155.00
tblConstructionPhase	NumDays	880.00	110.00
tblConstructionPhase	NumDays	480.00	60.00
tblFireplaces	NumberNoFireplace	2,117.00	0.00
tblFireplaces	NumberNoFireplace	1,102.00	0.00
tblFireplaces	NumberNoFireplace	849.00	0.00
tblLandUse	LandUseSquareFeet	978,330.00	978,327.00
tblLandUse	LotAcreage	275.65	184.67
tblLandUse	Population	6,478.00	6,055.00
tblLandUse	Population	3,372.00	3,152.00
tblVehicleTrips	ST_TR	8.14	7.47
tblVehicleTrips	ST_TR	1.96	5.73
tblVehicleTrips	ST_TR	8.14	8.90
tblVehicleTrips	ST_TR	1.99	2.61
tblVehicleTrips	ST_TR	2.21	3.06
tblVehicleTrips	ST_TR	8.19	8.00
tblVehicleTrips	ST_TR	46.12	38.34
tblVehicleTrips	ST_TR	9.54	9.67
tblVehicleTrips	SU_TR	6.28	5.77
tblVehicleTrips	SU_TR	2.19	6.40
tblVehicleTrips	SU_TR	6.28	6.86
tblVehicleTrips	SU_TR	5.00	6.55
tblVehicleTrips	SU_TR	0.70	0.97
tblVehicleTrips	SU_TR	5.95	5.81
tblVehicleTrips	SU_TR	21.10	17.54
tblVehicleTrips	SU_TR	8.55	8.67
tblVehicleTrips	WD_TR	7.32	6.72
tblVehicleTrips	WD_TR	0.78	2.28
tblVehicleTrips	WD_TR	7.32	8.00

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	WD_TR	1.89	1.29
tblVehicleTrips	WD_TR	4.96	6.50
tblVehicleTrips	WD_TR	9.74	13.50
tblVehicleTrips	WD_TR	22.59	30.00
tblVehicleTrips	WD_TR	8.36	8.17
tblVehicleTrips	WD_TR	37.75	31.38
tblVehicleTrips	WD_TR	9.44	9.57

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	3.6915	38.8903	29.5861	0.0635	19.8049	1.6358	21.4183	10.1417	1.5050	11.6260	0.0000	6,152.3527	6,152.3527	1.9493	4.4900e-003	6,202.4233
2023	29.8266	138.0833	261.9551	1.0805	86.1110	1.6777	87.7887	23.2518	1.5808	24.8326	0.0000	113,452.9044	113,452.9044	4.7202	9.8337	116,501.3484
2024	28.0128	134.8920	247.9416	1.0553	86.1120	1.5768	87.6888	23.2522	1.4860	24.7381	0.0000	111,336.3424	111,336.3424	4.6066	9.5935	114,310.3648
2025	26.3632	131.2224	235.3297	1.0271	86.1129	1.4749	87.5878	23.2525	1.3904	24.6429	0.0000	108,993.8763	108,993.8763	4.5127	9.3422	111,890.6720
2026	24.9912	128.6733	224.6935	1.0010	86.1138	1.4555	87.5693	23.2529	1.3723	24.6252	0.0000	106,748.0253	106,748.0253	4.4405	9.1086	109,573.4043
2027	23.7099	126.1866	215.4900	0.9759	86.1147	1.4321	87.5468	23.2532	1.3506	24.6038	0.0000	104,542.5917	104,542.5917	4.3780	8.8770	107,297.3912
2028	22.5165	124.1433	207.8694	0.9530	86.1155	1.4085	87.5240	23.2535	1.3288	24.5822	0.0000	102,532.0553	102,532.0553	4.3315	8.6643	105,222.2995
2029	384.2503	122.1759	201.1165	0.9316	86.1163	1.3840	87.5003	23.2537	1.3060	24.5598	0.0000	100,648.3727	100,648.3727	4.2968	8.4630	103,277.7578
Maximum	**384.2503**	**138.0833**	**261.9551**	**1.0805**	**86.1163**	**1.6777**	**87.7887**	**23.2537**	**1.5808**	**24.8326**	**0.0000**	**113,452.9044**	**113,452.9044**	**4.7202**	**9.8337**	**116,501.3484**

Date: 11/30/2021 2:23 PM

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	3.6915	38.8903	29.5861	0.0635	7.8141	1.6358	9.4275	3.9792	1.5050	5.4635	0.0000	6,152.3527	6,152.3527	1.9493	4.4900e-003	6,202.4233
2023	29.8266	138.0833	261.9551	1.0805	86.1110	1.6777	87.7887	23.2518	1.5808	24.8326	0.0000	113,452.9044	113,452.9044	4.7202	9.8337	116,501.3484
2024	28.0128	134.8920	247.9416	1.0553	86.1120	1.5768	87.6888	23.2522	1.4860	24.7381	0.0000	111,336.3424	111,336.3424	4.6066	9.5935	114,310.3648
2025	26.3632	131.2224	235.3297	1.0271	86.1129	1.4749	87.5878	23.2525	1.3904	24.6429	0.0000	108,993.8763	108,993.8763	4.5127	9.3422	111,890.6720
2026	24.9912	128.6733	224.6935	1.0010	86.1138	1.4555	87.5693	23.2529	1.3723	24.6252	0.0000	106,748.0253	106,748.0253	4.4405	9.1086	109,573.4043
2027	23.7099	126.1866	215.4900	0.9759	86.1147	1.4321	87.5468	23.2532	1.3506	24.6038	0.0000	104,542.5917	104,542.5917	4.3780	8.8770	107,297.3912
2028	22.5165	124.1433	207.8694	0.9530	86.1155	1.4085	87.5240	23.2535	1.3288	24.5822	0.0000	102,532.0553	102,532.0553	4.3315	8.6643	105,222.2995
2029	384.2503	122.1759	201.1165	0.9316	86.1163	1.3840	87.5003	23.2537	1.3060	24.5598	0.0000	100,648.3727	100,648.3727	4.2968	8.4630	103,277.7578
Maximum	**384.2503**	**138.0833**	**261.9551**	**1.0805**	**86.1163**	**1.6777**	**87.7887**	**23.2537**	**1.5808**	**24.8326**	**0.0000**	**113,452.9044**	**113,452.9044**	**4.7202**	**9.8337**	**116,501.3484**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**1.93**	**0.00**	**1.89**	**3.56**	**0.00**	**3.35**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Date: 11/30/2021 2:23 PM

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	170.1670	3.8622	335.1040	0.0178		1.8625	1.8625		1.8625	1.8625	0.0000	605.1203	605.1203	0.5778	0.0000	619.5663
Energy	2.6087	22.6712	12.2658	0.1423		1.8023	1.8023		1.8023	1.8023		28,457.9704	28,457.9704	0.5454	0.5217	28,627.0819
Mobile	166.9419	171.6898	1,544.8453	2.9463	388.3547	2.1361	390.4908	103.5063	1.9928	105.4990		317,075.9303	317,075.9303	22.6480	15.3018	322,202.0652
Total	**339.7176**	**198.2231**	**1,892.2151**	**3.1064**	**388.3547**	**5.8010**	**394.1557**	**103.5063**	**5.6577**	**109.1639**	**0.0000**	**346,139.0210**	**346,139.0210**	**23.7713**	**15.8235**	**351,448.7135**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	159.3208	3.8622	335.1040	0.0178		1.8625	1.8625		1.8625	1.8625	0.0000	605.1203	605.1203	0.5778	0.0000	619.5663
Energy	2.6087	22.6712	12.2658	0.1423		1.8023	1.8023		1.8023	1.8023		28,457.9704	28,457.9704	0.5454	0.5217	28,627.0819
Mobile	166.9419	171.6898	1,544.8453	2.9463	388.3547	2.1361	390.4908	103.5063	1.9928	105.4990		317,075.9303	317,075.9303	22.6480	15.3018	322,202.0652
Total	**328.8714**	**198.2231**	**1,892.2151**	**3.1064**	**388.3547**	**5.8010**	**394.1557**	**103.5063**	**5.6577**	**109.1639**	**0.0000**	**346,139.0210**	**346,139.0210**	**23.7713**	**15.8235**	**351,448.7135**

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	3.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	5/24/2022	8/15/2022	5	60	
2	Grading	Grading	8/16/2022	3/20/2023	5	155	
3	Building Construction	Building Construction	3/21/2023	2/26/2029	5	1550	
4	Paving	Paving	2/27/2029	7/30/2029	5	110	
5	Architectural Coating	Architectural Coating	7/31/2029	12/31/2029	5	110	

Acres of Grading (Site Preparation Phase): 90

Acres of Grading (Grading Phase): 465

Acres of Paving: 226

Residential Indoor: 9,613,080; Residential Outdoor: 3,204,360; Non-Residential Indoor: 3,047,507; Non-Residential Outdoor: 1,015,836; Striped Parking

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	8,265.00	2,692.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1,653.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836		3,686.0619	3,686.0619	1.1922		3,715.8655
Total	**3.1701**	**33.0835**	**19.6978**	**0.0380**	**19.6570**	**1.6126**	**21.2696**	**10.1025**	**1.4836**	**11.5860**		**3,686.0619**	**3,686.0619**	**1.1922**		**3,715.8655**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0600	0.0421	0.4901	1.2500e-003	0.1479	8.5000e-004	0.1487	0.0392	7.8000e-004	0.0400		126.8480	126.8480	4.5500e-003	4.0400e-003	128.1667
Total	**0.0600**	**0.0421**	**0.4901**	**1.2500e-003**	**0.1479**	**8.5000e-004**	**0.1487**	**0.0392**	**7.8000e-004**	**0.0400**		**126.8480**	**126.8480**	**4.5500e-003**	**4.0400e-003**	**128.1667**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Fugitive Dust					7.6662	0.0000	7.6662	3.9400	0.0000	3.9400			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655
Total	**3.1701**	**33.0835**	**19.6978**	**0.0380**	**7.6662**	**1.6126**	**9.2788**	**3.9400**	**1.4836**	**5.4235**	**0.0000**	**3,686.0619**	**3,686.0619**	**1.1922**		**3,715.8655**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0600	0.0421	0.4901	1.2500e-003	0.1479	8.5000e-004	0.1487	0.0392	7.8000e-004	0.0400		126.8480	126.8480	4.5500e-003	4.0400e-003	128.1667
Total	**0.0600**	**0.0421**	**0.4901**	**1.2500e-003**	**0.1479**	**8.5000e-004**	**0.1487**	**0.0392**	**7.8000e-004**	**0.0400**		**126.8480**	**126.8480**	**4.5500e-003**	**4.0400e-003**	**128.1667**

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Fugitive Dust					9.2036	0.0000	9.2036	3.6538	0.0000	3.6538			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**9.2036**	**1.6349**	**10.8385**	**3.6538**	**1.5041**	**5.1579**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0667	0.0468	0.5446	1.3900e-003	0.1643	9.4000e-004	0.1652	0.0436	8.7000e-004	0.0445		140.9422	140.9422	5.0500e-003	4.4900e-003	142.4075
Total	**0.0667**	**0.0468**	**0.5446**	**1.3900e-003**	**0.1643**	**9.4000e-004**	**0.1652**	**0.0436**	**8.7000e-004**	**0.0445**		**140.9422**	**140.9422**	**5.0500e-003**	**4.4900e-003**	**142.4075**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Fugitive Dust					3.5894	0.0000	3.5894	1.4250	0.0000	1.4250			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**3.5894**	**1.6349**	**5.2243**	**1.4250**	**1.5041**	**2.9291**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0667	0.0468	0.5446	1.3900e-003	0.1643	9.4000e-004	0.1652	0.0436	8.7000e-004	0.0445		140.9422	140.9422	5.0500e-003	4.4900e-003	142.4075
Total	**0.0667**	**0.0468**	**0.5446**	**1.3900e-003**	**0.1643**	**9.4000e-004**	**0.1652**	**0.0436**	**8.7000e-004**	**0.0445**		**140.9422**	**140.9422**	**5.0500e-003**	**4.4900e-003**	**142.4075**

3.3 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Fugitive Dust					9.2036	0.0000	9.2036	3.6538	0.0000	3.6538			0.0000			0.0000
Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105		6,011.4777	6,011.4777	1.9442		6,060.0836
Total	**3.3217**	**34.5156**	**28.0512**	**0.0621**	**9.2036**	**1.4245**	**10.6281**	**3.6538**	**1.3105**	**4.9643**		**6,011.4777**	**6,011.4777**	**1.9442**		**6,060.0836**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0621	0.0417	0.5041	1.3400e-003	0.1643	8.9000e-004	0.1652	0.0436	8.2000e-004	0.0444		137.2614	137.2614	4.5900e-003	4.1700e-003	138.6174
Total	**0.0621**	**0.0417**	**0.5041**	**1.3400e-003**	**0.1643**	**8.9000e-004**	**0.1652**	**0.0436**	**8.2000e-004**	**0.0444**		**137.2614**	**137.2614**	**4.5900e-003**	**4.1700e-003**	**138.6174**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Fugitive Dust					3.5894	0.0000	3.5894	1.4250	0.0000	1.4250			0.0000			0.0000
Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105	0.0000	6,011.4777	6,011.4777	1.9442		6,060.0836
Total	**3.3217**	**34.5156**	**28.0512**	**0.0621**	**3.5894**	**1.4245**	**5.0139**	**1.4250**	**1.3105**	**2.7355**	**0.0000**	**6,011.4777**	**6,011.4777**	**1.9442**		**6,060.0836**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0621	0.0417	0.5041	1.3400e-003	0.1643	8.9000e-004	0.1652	0.0436	8.2000e-004	0.0444		137.2614	137.2614	4.5900e-003	4.1700e-003	138.6174
Total	**0.0621**	**0.0417**	**0.5041**	**1.3400e-003**	**0.1643**	**8.9000e-004**	**0.1652**	**0.0436**	**8.2000e-004**	**0.0444**		**137.2614**	**137.2614**	**4.5900e-003**	**4.1700e-003**	**138.6174**

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.5736	106.4859	37.3948	0.4994	18.2160	0.6101	18.8260	5.2429	0.5836	5.8265		54,174.4423	54,174.4423	2.2175	8.1122	56,647.3034
Worker	25.6803	17.2125	208.3162	0.5542	67.8950	0.3679	68.2629	18.0089	0.3388	18.3477		56,723.2522	56,723.2522	1.8949	1.7215	57,283.6389
Total	**28.2539**	**123.6984**	**245.7111**	**1.0536**	**86.1110**	**0.9779**	**87.0889**	**23.2518**	**0.9223**	**24.1741**		**110,897.6945**	**110,897.6945**	**4.1123**	**9.8337**	**113,930.9423**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.5736	106.4859	37.3948	0.4994	18.2160	0.6101	18.8260	5.2429	0.5836	5.8265		54,174.4423	54,174.4423	2.2175	8.1122	56,647.3034
Worker	25.6803	17.2125	208.3162	0.5542	67.8950	0.3679	68.2629	18.0089	0.3388	18.3477		56,723.2522	56,723.2522	1.8949	1.7215	57,283.6389
Total	**28.2539**	**123.6984**	**245.7111**	**1.0536**	**86.1110**	**0.9779**	**87.0889**	**23.2518**	**0.9223**	**24.1741**		**110,897.6945**	**110,897.6945**	**4.1123**	**9.8337**	**113,930.9423**

3.4 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
Total	**1.4716**	**13.4438**	**16.1668**	**0.0270**		**0.6133**	**0.6133**		**0.5769**	**0.5769**		**2,555.6989**	**2,555.6989**	**0.6044**		**2,570.8077**

Date: 11/30/2021 2:23 PM

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.5034	106.0022	37.1981	0.4911	18.2170	0.6114	18.8284	5.2433	0.5849	5.8282		53,358.9075	53,358.9075	2.2741	7.9878	55,796.1332
Worker	24.0379	15.4461	194.5767	0.5372	67.8950	0.3521	68.2471	18.0089	0.3242	18.3331		55,421.7360	55,421.7360	1.7281	1.6057	55,943.4240
Total	**26.5413**	**121.4483**	**231.7748**	**1.0283**	**86.1120**	**0.9635**	**87.0755**	**23.2522**	**0.9091**	**24.1612**		**108,780.6435**	**108,780.6435**	**4.0022**	**9.5935**	**111,739.5572**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	**1.4716**	**13.4438**	**16.1668**	**0.0270**		**0.6133**	**0.6133**		**0.5769**	**0.5769**	**0.0000**	**2,555.6989**	**2,555.6989**	**0.6044**		**2,570.8077**

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.5034	106.0022	37.1981	0.4911	18.2170	0.6114	18.8284	5.2433	0.5849	5.8282		53,358.9075	53,358.9075	2.2741	7.9878	55,796.1332
Worker	24.0379	15.4461	194.5767	0.5372	67.8950	0.3521	68.2471	18.0089	0.3242	18.3331		55,421.7360	55,421.7360	1.7281	1.6057	55,943.4240
Total	**26.5413**	**121.4483**	**231.7748**	**1.0283**	**86.1120**	**0.9635**	**87.0755**	**23.2522**	**0.9091**	**24.1612**		**108,780.6435**	**108,780.6435**	**4.0022**	**9.5935**	**111,739.5572**

3.4 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**		**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Unmitigated Construction Off-Site

Date: 11/30/2021 2:23 PM

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.4409	104.8156	37.0504	0.4813	18.2179	0.6115	18.8294	5.2436	0.5849	5.8285		52,386.3826	52,386.3826	2.3385	7.8389	54,780.8421
Worker	22.5548	13.9372	182.1946	0.5188	67.8950	0.3359	68.2309	18.0089	0.3092	18.3182		54,051.0194	54,051.0194	1.5733	1.5033	54,538.3319
Total	**24.9958**	**118.7528**	**219.2450**	**1.0001**	**86.1129**	**0.9474**	**87.0603**	**23.2525**	**0.8942**	**24.1467**		**106,437.4020**	**106,437.4020**	**3.9117**	**9.3422**	**109,319.1740**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**	**0.0000**	**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Mitigated Construction Off-Site

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.4409	104.8156	37.0504	0.4813	18.2179	0.6115	18.8294	5.2436	0.5849	5.8285		52,386.3826	52,386.3826	2.3385	7.8389	54,780.8421
Worker	22.5548	13.9372	182.1946	0.5188	67.8950	0.3359	68.2309	18.0089	0.3092	18.3182		54,051.0194	54,051.0194	1.5733	1.5033	54,538.3319
Total	**24.9958**	**118.7528**	**219.2450**	**1.0001**	**86.1129**	**0.9474**	**87.0603**	**23.2525**	**0.8942**	**24.1467**		**106,437.4020**	**106,437.4020**	**3.9117**	**9.3422**	**109,319.1740**

3.4 Building Construction - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**		**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category	lb/day											lb/day				
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.3845	103.5214	36.9890	0.4716	18.2188	0.6088	18.8276	5.2439	0.5823	5.8262		51,416.5657	51,416.5657	2.4014	7.6907	53,768.4305
Worker	21.2393	12.6822	171.6199	0.5024	67.8950	0.3191	68.2142	18.0089	0.2938	18.3027		52,774.9853	52,774.9853	1.4382	1.4179	53,233.4757
Total	**23.6238**	**116.2036**	**208.6089**	**0.9741**	**86.1138**	**0.9279**	**87.0417**	**23.2529**	**0.8761**	**24.1289**		**104,191.5510**	**104,191.5510**	**3.8396**	**9.1086**	**107,001.9062**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**	**0.0000**	**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.3845	103.5214	36.9890	0.4716	18.2188	0.6088	18.8276	5.2439	0.5823	5.8262		51,416.5657	51,416.5657	2.4014	7.6907	53,768.4305
Worker	21.2393	12.6822	171.6199	0.5024	67.8950	0.3191	68.2142	18.0089	0.2938	18.3027		52,774.9853	52,774.9853	1.4382	1.4179	53,233.4757
Total	**23.6238**	**116.2036**	**208.6089**	**0.9741**	**86.1138**	**0.9279**	**87.0417**	**23.2529**	**0.8761**	**24.1289**		**104,191.5510**	**104,191.5510**	**3.8396**	**9.1086**	**107,001.9062**

3.4 Building Construction - 2027

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**		**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Vendor	2.3370	102.1103	36.9413	0.4613	18.2197	0.6043	18.8240	5.2443	0.5780	5.8223		50,364.5965	50,364.5965	2.4573	7.5318	52,670.4947
Worker	20.0055	11.6065	162.4640	0.4877	67.8950	0.3003	68.1953	18.0089	0.2763	18.2853		51,621.5208	51,621.5208	1.3198	1.3453	52,055.3984
Total	**22.3425**	**113.7169**	**199.4053**	**0.9490**	**86.1147**	**0.9045**	**87.0192**	**23.2532**	**0.8544**	**24.1075**		**101,986.1173**	**101,986.1173**	**3.7771**	**8.8770**	**104,725.8931**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**	**0.0000**	**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.3370	102.1103	36.9413	0.4613	18.2197	0.6043	18.8240	5.2443	0.5780	5.8223		50,364.5965	50,364.5965	2.4573	7.5318	52,670.4947

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Worker	20.0055	11.6065	162.4640	0.4877	67.8950	0.3003	68.1953	18.0089	0.2763	18.2853		51,621.5208	51,621.5208	1.3198	1.3453	52,055.3984
Total	**22.3425**	**113.7169**	**199.4053**	**0.9490**	**86.1147**	**0.9045**	**87.0192**	**23.2532**	**0.8544**	**24.1075**		**101,986.1173**	**101,986.1173**	**3.7771**	**8.8770**	**104,725.8931**

3.4 Building Construction - 2028

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**		**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.3002	100.9803	37.0243	0.4515	18.2205	0.6006	18.8211	5.2445	0.5745	5.8190		49,372.2904	49,372.2904	2.5136	7.3805	51,634.5119
Worker	18.8490	10.6933	154.7604	0.4745	67.8950	0.2804	68.1754	18.0089	0.2580	18.2669		50,603.2905	50,603.2905	1.2169	1.2838	51,016.2895

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**21.1491**	**111.6736**	**191.7847**	**0.9260**	**86.1155**	**0.8809**	**86.9964**	**23.2535**	**0.8325**	**24.0860**		**99,975.5809**	**99,975.5809**	**3.7305**	**8.6643**	**102,650.8015**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**	**0.0000**	**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.3002	100.9803	37.0243	0.4515	18.2205	0.6006	18.8211	5.2445	0.5745	5.8190		49,372.2904	49,372.2904	2.5136	7.3805	51,634.5119
Worker	18.8490	10.6933	154.7604	0.4745	67.8950	0.2804	68.1754	18.0089	0.2580	18.2669		50,603.2905	50,603.2905	1.2169	1.2838	51,016.2895
Total	**21.1491**	**111.6736**	**191.7847**	**0.9260**	**86.1155**	**0.8809**	**86.9964**	**23.2535**	**0.8325**	**24.0860**		**99,975.5809**	**99,975.5809**	**3.7305**	**8.6643**	**102,650.8015**

Date: 11/30/2021 2:23 PM

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Building Construction - 2029

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**		**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.2650	99.8084	37.0918	0.4420	18.2212	0.5948	18.8160	5.2448	0.5690	5.8138		48,396.1048	48,396.1048	2.5710	7.2320	50,615.5122
Worker	17.7159	9.8979	147.9400	0.4627	67.8950	0.2617	68.1567	18.0089	0.2408	18.2497		49,695.7935	49,695.7935	1.1249	1.2310	50,090.7475
Total	**19.9809**	**109.7062**	**185.0318**	**0.9047**	**86.1163**	**0.8565**	**86.9728**	**23.2537**	**0.8098**	**24.0635**		**98,091.8983**	**98,091.8983**	**3.6958**	**8.4630**	**100,706.2597**

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**	**0.0000**	**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.2650	99.8084	37.0918	0.4420	18.2212	0.5948	18.8160	5.2448	0.5690	5.8138		48,396.1048	48,396.1048	2.5710	7.2320	50,615.5122
Worker	17.7159	9.8979	147.9400	0.4627	67.8950	0.2617	68.1567	18.0089	0.2408	18.2497		49,695.7935	49,695.7935	1.1249	1.2310	50,090.7475
Total	**19.9809**	**109.7062**	**185.0318**	**0.9047**	**86.1163**	**0.8565**	**86.9728**	**23.2537**	**0.8098**	**24.0635**		**98,091.8983**	**98,091.8983**	**3.6958**	**8.4630**	**100,706.2597**

3.5 Paving - 2029

Unmitigated Construction On-Site

Date: 11/30/2021 2:23 PM

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9152**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**		**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0322	0.0180	0.2685	8.4000e-004	0.1232	4.7000e-004	0.1237	0.0327	4.4000e-004	0.0331		90.1920	90.1920	2.0400e-003	2.2300e-003	90.9088
Total	**0.0322**	**0.0180**	**0.2685**	**8.4000e-004**	**0.1232**	**4.7000e-004**	**0.1237**	**0.0327**	**4.4000e-004**	**0.0331**		**90.1920**	**90.1920**	**2.0400e-003**	**2.2300e-003**	**90.9088**

Mitigated Construction On-Site

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9152**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**	**0.0000**	**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0322	0.0180	0.2685	8.4000e-004	0.1232	4.7000e-004	0.1237	0.0327	4.4000e-004	0.0331		90.1920	90.1920	2.0400e-003	2.2300e-003	90.9088
Total	**0.0322**	**0.0180**	**0.2685**	**8.4000e-004**	**0.1232**	**4.7000e-004**	**0.1237**	**0.0327**	**4.4000e-004**	**0.0331**		**90.1920**	**90.1920**	**2.0400e-003**	**2.2300e-003**	**90.9088**

3.6 Architectural Coating - 2029

Unmitigated Construction On-Site

Date: 11/30/2021 2:23 PM

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	380.5363					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	**380.7071**	**1.1455**	**1.8091**	**2.9700e-003**		**0.0515**	**0.0515**		**0.0515**	**0.0515**		**281.4481**	**281.4481**	**0.0154**		**281.8319**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.5432	1.9796	29.5880	0.0925	13.5790	0.0523	13.6313	3.6018	0.0482	3.6500		9,939.1587	9,939.1587	0.2250	0.2462	10,018.1495
Total	**3.5432**	**1.9796**	**29.5880**	**0.0925**	**13.5790**	**0.0523**	**13.6313**	**3.6018**	**0.0482**	**3.6500**		**9,939.1587**	**9,939.1587**	**0.2250**	**0.2462**	**10,018.1495**

Mitigated Construction On-Site

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	380.5363					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
Total	**380.7071**	**1.1455**	**1.8091**	**2.9700e-003**		**0.0515**	**0.0515**		**0.0515**	**0.0515**	**0.0000**	**281.4481**	**281.4481**	**0.0154**		**281.8319**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.5432	1.9796	29.5880	0.0925	13.5790	0.0523	13.6313	3.6018	0.0482	3.6500		9,939.1587	9,939.1587	0.2250	0.2462	10,018.1495
Total	**3.5432**	**1.9796**	**29.5880**	**0.0925**	**13.5790**	**0.0523**	**13.6313**	**3.6018**	**0.0482**	**3.6500**		**9,939.1587**	**9,939.1587**	**0.2250**	**0.2462**	**10,018.1495**

4.0 Operational Detail - Mobile

Date: 11/30/2021 2:23 PM

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	166.9419	171.6898	1,544.8453	2.9463	388.3547	2.1361	390.4908	103.5063	1.9928	105.4990		317,075.9303	317,075.9303	22.6480	15.3018	322,202.0653
Unmitigated	166.9419	171.6898	1,544.8453	2.9463	388.3547	2.1361	390.4908	103.5063	1.9928	105.4990		317,075.9303	317,075.9303	22.6480	15.3018	322,202.0653

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	14,226.24	15,813.99	12215.09	39,141,007	39,141,007
City Park	99.18	249.26	278.40	312,163	312,163
Condo/Townhouse	8,816.00	9,807.80	7559.72	24,254,851	24,254,851
General Light Industry	52.00	20.88	52.40	139,002	139,002
General Office Building	5,683.50	1,288.26	408.37	10,280,761	10,280,761
Government Office Building	570.00	0.00	0.00	698,201	698,201
Hotel	2,614.40	2,560.00	1859.20	4,747,438	4,747,438
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Regional Shopping Center	30,700.00	37,509.17	17159.91	52,140,545	52,140,545
Single Family Housing	8,124.93	8,209.83	7360.83	22,181,674	22,181,674
Elementary School	2,171.07	0.00	0.00	3,419,341	3,419,341
Total	73,057.32	75,459.19	46,893.92	157,314,984	157,314,984

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Condo/Townhouse	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
General Light Industry	9.50	7.30	7.30	59.00	28.00	13.00	92	5	3
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	77	19	4
Government Office Building	9.50	7.30	7.30	33.00	62.00	5.00	50	34	16
Hotel	9.50	7.30	7.30	19.40	61.60	19.00	58	38	4
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Regional Shopping Center	9.50	7.30	7.30	16.30	64.70	19.00	54	35	11
Single Family Housing	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
Elementary School	9.50	7.30	7.30	65.00	30.00	5.00	63	25	12

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
City Park	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Condo/Townhouse	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
General Light Industry	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
General Office Building	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Government Office Building	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Hotel	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Other Non-Asphalt Surfaces	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Regional Shopping Center	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Single Family Housing	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Elementary School	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	2.6087	22.6712	12.2658	0.1423		1.8023	1.8023		1.8023	1.8023		28,457.9704	28,457.9704	0.5454	0.5217	28,627.0819
NaturalGas Unmitigated	2.6087	22.6712	12.2658	0.1423		1.8023	1.8023		1.8023	1.8023		28,457.9704	28,457.9704	0.5454	0.5217	28,627.0819

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	72031	0.7768	6.6382	2.8248	0.0424		0.5367	0.5367		0.5367	0.5367		8,474.2367	8,474.2367	0.1624	0.1554	8,524.5949
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	49832.9	0.5374	4.5924	1.9542	0.0293		0.3713	0.3713		0.3713	0.3713		5,862.6897	5,862.6897	0.1124	0.1075	5,897.5288
Elementary School	4525.67	0.0488	0.4437	0.3727	2.6600e-003		0.0337	0.0337		0.0337	0.0337		532.4321	532.4321	0.0102	9.7600e-003	535.5960
General Light Industry	455.014	4.9100e-003	0.0446	0.0375	2.7000e-004		3.3900e-003	3.3900e-003		3.3900e-003	3.3900e-003		53.5310	53.5310	1.0300e-003	9.8000e-004	53.8491
General Office Building	10438.5	0.1126	1.0234	0.8596	6.1400e-003		0.0778	0.0778		0.0778	0.0778		1,228.0580	1,228.0580	0.0235	0.0225	1,235.3558
Government Office Building	471.096	5.0800e-003	0.0462	0.0388	2.8000e-004		3.5100e-003	3.5100e-003		3.5100e-003	3.5100e-003		55.4231	55.4231	1.0600e-003	1.0200e-003	55.7524
Hotel	43217.9	0.4661	4.2371	3.5591	0.0254		0.3220	0.3220		0.3220	0.3220		5,084.4571	5,084.4571	0.0975	0.0932	5,114.6714

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	5333.89	0.0575	0.5229	0.4393	3.1400e-003		0.0397	0.0397		0.0397	0.0397		627.5168	627.5168	0.0120	0.0115	631.2458
Single Family Housing	55586.8	0.5995	5.1227	2.1799	0.0327		0.4142	0.4142		0.4142	0.4142		6,539.6260	6,539.6260	0.1253	0.1199	6,578.4878
Total		**2.6087**	**22.6712**	**12.2659**	**0.1423**		**1.8023**	**1.8023**		**1.8023**	**1.8023**		**28,457.9704**	**28,457.9704**	**0.5454**	**0.5217**	**28,627.0819**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	72.031	0.7768	6.6382	2.8248	0.0424		0.5367	0.5367		0.5367	0.5367		8,474.2367	8,474.2367	0.1624	0.1554	8,524.5949
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	49.8329	0.5374	4.5924	1.9542	0.0293		0.3713	0.3713		0.3713	0.3713		5,862.6897	5,862.6897	0.1124	0.1075	5,897.5288
Elementary School	4.52567	0.0488	0.4437	0.3727	2.6600e-003		0.0337	0.0337		0.0337	0.0337		532.4321	532.4321	0.0102	9.7600e-003	535.5960
General Light Industry	0.455014	4.9100e-003	0.0446	0.0375	2.7000e-004		3.3900e-003	3.3900e-003		3.3900e-003	3.3900e-003		53.5310	53.5310	1.0300e-003	9.8000e-004	53.8491
General Office Building	10.4385	0.1126	1.0234	0.8596	6.1400e-003		0.0778	0.0778		0.0778	0.0778		1,228.0580	1,228.0580	0.0235	0.0225	1,235.3558
Government Office Building	0.471096	5.0800e-003	0.0462	0.0388	2.8000e-004		3.5100e-003	3.5100e-003		3.5100e-003	3.5100e-003		55.4231	55.4231	1.0600e-003	1.0200e-003	55.7524
Hotel	43.2179	0.4661	4.2371	3.5591	0.0254		0.3220	0.3220		0.3220	0.3220		5,084.4571	5,084.4571	0.0975	0.0932	5,114.6714
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	5.33389	0.0575	0.5229	0.4393	3.1400e-003		0.0397	0.0397		0.0397	0.0397		627.5168	627.5168	0.0120	0.0115	631.2458

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Single Family Housing	55.5868	0.5995	5.1227	2.1799	0.0327		0.4142	0.4142		0.4142	0.4142		6,539.6260	6,539.6260	0.1253	0.1199	6,578.4878
Total		**2.6087**	**22.6712**	**12.2659**	**0.1423**		**1.8023**	**1.8023**		**1.8023**	**1.8023**		**28,457.9704**	**28,457.9704**	**0.5454**	**0.5217**	**28,627.0819**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	159.3208	3.8622	335.1040	0.0178		1.8625	1.8625		1.8625	1.8625	0.0000	605.1203	605.1203	0.5778	0.0000	619.5663
Unmitigated	170.1670	3.8622	335.1040	0.0178		1.8625	1.8625		1.8625	1.8625	0.0000	605.1203	605.1203	0.5778	0.0000	619.5663

6.2 Area by SubCategory

Unmitigated

Date: 11/30/2021 2:23 PM

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	11.4682					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	148.6524					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	10.0464	3.8622	335.1040	0.0178		1.8625	1.8625		1.8625	1.8625		605.1203	605.1203	0.5778		619.5663
Total	**170.1670**	**3.8622**	**335.1040**	**0.0178**		**1.8625**	**1.8625**		**1.8625**	**1.8625**	**0.0000**	**605.1203**	**605.1203**	**0.5778**	**0.0000**	**619.5663**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	11.4682					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	137.8062					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	10.0464	3.8622	335.1040	0.0178		1.8625	1.8625		1.8625	1.8625		605.1203	605.1203	0.5778		619.5663
Total	**159.3208**	**3.8622**	**335.1040**	**0.0178**		**1.8625**	**1.8625**		**1.8625**	**1.8625**	**0.0000**	**605.1203**	**605.1203**	**0.5778**	**0.0000**	**619.5663**

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Date: 11/30/2021 2:23 PM

RiverPark Specific Plan Amendment - Ventura County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

RiverPark Specific Plan Amendment

Ventura County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	421.00	1000sqft	9.66	421,000.00	0
Government Office Building	19.00	1000sqft	0.44	19,000.00	0
Elementary School	1,683.00	Student	3.23	140,704.47	0
General Light Industry	8.00	1000sqft	0.18	8,000.00	0
Other Non-Asphalt Surfaces	226.00	Acre	226.00	9,844,560.00	0
City Park	43.50	Acre	43.50	1,894,860.00	0
Hotel	320.00	Room	10.67	464,640.00	0
Apartments Low Rise	2,117.00	Dwelling Unit	132.31	2,117,000.00	6055
Condo/Townhouse	1,102.00	Dwelling Unit	68.88	1,102,000.00	3152
Single Family Housing	849.00	Dwelling Unit	184.67	1,528,200.00	2598
Regional Shopping Center	978.33	1000sqft	22.46	978,327.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.6	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2030
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Based on Traffic Study Specific Plan Amendment land uses. Specific Plan area is 702 acres.

Date: 11/30/2021 2:25 PM

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Construction Phase - Estimated construction assumption.

Trips and VMT -

Grading -

Architectural Coating - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Vehicle Trips - Based on Traffic Study

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - No woodstoves, no fireplace

Consumer Products -

Area Coating - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Landscape Equipment -

Construction Off-road Equipment Mitigation - Assumed VCAPCD Rule 55 dust control measures.

Area Mitigation - Consistent with VCAPCD Rule 74.2 assumed VOC content of 50 grams per liter for architectural coatings.

Water Mitigation -

Fleet Mix -

Solid Waste -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Residential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Residential_Interior	75.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Residential_Exterior	100	50
tblAreaCoating	Area_EF_Residential_Interior	75	50
tblConstructionPhase	NumDays	880.00	110.00
tblConstructionPhase	NumDays	12,400.00	1,550.00

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstructionPhase	NumDays	1,240.00	155.00
tblConstructionPhase	NumDays	880.00	110.00
tblConstructionPhase	NumDays	480.00	60.00
tblFireplaces	NumberNoFireplace	2,117.00	0.00
tblFireplaces	NumberNoFireplace	1,102.00	0.00
tblFireplaces	NumberNoFireplace	849.00	0.00
tblLandUse	LandUseSquareFeet	978,330.00	978,327.00
tblLandUse	LotAcreage	275.65	184.67
tblLandUse	Population	6,478.00	6,055.00
tblLandUse	Population	3,372.00	3,152.00
tblVehicleTrips	ST_TR	8.14	7.47
tblVehicleTrips	ST_TR	1.96	5.73
tblVehicleTrips	ST_TR	8.14	8.90
tblVehicleTrips	ST_TR	1.99	2.61
tblVehicleTrips	ST_TR	2.21	3.06
tblVehicleTrips	ST_TR	8.19	8.00
tblVehicleTrips	ST_TR	46.12	38.34
tblVehicleTrips	ST_TR	9.54	9.67
tblVehicleTrips	SU_TR	6.28	5.77
tblVehicleTrips	SU_TR	2.19	6.40
tblVehicleTrips	SU_TR	6.28	6.86
tblVehicleTrips	SU_TR	5.00	6.55
tblVehicleTrips	SU_TR	0.70	0.97
tblVehicleTrips	SU_TR	5.95	5.81
tblVehicleTrips	SU_TR	21.10	17.54
tblVehicleTrips	SU_TR	8.55	8.67
tblVehicleTrips	WD_TR	7.32	6.72
tblVehicleTrips	WD_TR	0.78	2.28
tblVehicleTrips	WD_TR	7.32	8.00

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	WD_TR	1.89	1.29
tblVehicleTrips	WD_TR	4.96	6.50
tblVehicleTrips	WD_TR	9.74	13.50
tblVehicleTrips	WD_TR	22.59	30.00
tblVehicleTrips	WD_TR	8.36	8.17
tblVehicleTrips	WD_TR	37.75	31.38
tblVehicleTrips	WD_TR	9.44	9.57

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2792	2.9187	2.0697	4.3200e-003	1.1467	0.1294	1.2761	0.4968	0.1190	0.6159	0.0000	380.1155	380.1155	0.1201	3.0000e-004	383.2083
2023	2.9314	14.9358	27.1852	0.1124	9.0471	0.2108	9.2579	2.4539	0.1977	2.6517	0.0000	10,687.4996	10,687.4996	0.4806	0.9052	10,969.2574
2024	3.4195	17.5279	32.0588	0.1387	11.0804	0.2063	11.2867	2.9969	0.1944	3.1913	0.0000	13,272.6768	13,272.6768	0.5407	1.1342	13,624.1847
2025	3.2035	16.9870	30.2986	0.1345	11.0382	0.1922	11.2305	2.9855	0.1812	3.1667	0.0000	12,943.4127	12,943.4127	0.5281	1.1004	13,284.5403
2026	3.0351	16.6580	28.9199	0.1310	11.0384	0.1897	11.2281	2.9855	0.1789	3.1644	0.0000	12,676.3786	12,676.3786	0.5201	1.0730	13,009.1403
2027	2.8785	16.3362	27.7276	0.1278	11.0385	0.1867	11.2251	2.9856	0.1761	3.1616	0.0000	12,414.2642	12,414.2642	0.5131	1.0458	12,738.7463
2028	2.7230	16.0103	26.6380	0.1243	10.9963	0.1829	11.1792	2.9742	0.1725	3.1467	0.0000	12,128.7275	12,128.7275	0.5061	1.0169	12,444.4185
2029	21.5758	3.1253	6.5813	0.0258	2.4738	0.0571	2.5309	0.6655	0.0534	0.7189	0.0000	2,505.5644	2,505.5644	0.1265	0.1687	2,559.0034
Maximum	**21.5758**	**17.5279**	**32.0588**	**0.1387**	**11.0804**	**0.2108**	**11.2867**	**2.9969**	**0.1977**	**3.1913**	**0.0000**	**13,272.6768**	**13,272.6768**	**0.5407**	**1.1342**	**13,624.1847**

Date: 11/30/2021 2:25 PM

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2792	2.9187	2.0697	4.3200e-003	0.4547	0.1294	0.5841	0.1958	0.1190	0.3148	0.0000	380.1150	380.1150	0.1201	3.0000e-004	383.2078
2023	2.9314	14.9358	27.1852	0.1124	8.7938	0.2108	9.0046	2.3811	0.1977	2.5789	0.0000	10,687.4992	10,687.4992	0.4806	0.9052	10,969.2570
2024	3.4195	17.5279	32.0588	0.1387	11.0804	0.2063	11.2867	2.9969	0.1944	3.1913	0.0000	13,272.6764	13,272.6764	0.5407	1.1342	13,624.1843
2025	3.2035	16.9870	30.2986	0.1345	11.0382	0.1922	11.2305	2.9855	0.1812	3.1667	0.0000	12,943.4124	12,943.4124	0.5281	1.1004	13,284.5399
2026	3.0351	16.6580	28.9199	0.1310	11.0384	0.1897	11.2281	2.9855	0.1789	3.1644	0.0000	12,676.3782	12,676.3782	0.5201	1.0730	13,009.1399
2027	2.8785	16.3362	27.7276	0.1278	11.0385	0.1867	11.2251	2.9856	0.1761	3.1616	0.0000	12,414.2639	12,414.2639	0.5131	1.0458	12,738.7460
2028	2.7230	16.0103	26.6380	0.1243	10.9963	0.1829	11.1792	2.9742	0.1725	3.1467	0.0000	12,128.7272	12,128.7272	0.5061	1.0169	12,444.4182
2029	21.5758	3.1253	6.5813	0.0258	2.4738	0.0571	2.5309	0.6655	0.0534	0.7189	0.0000	2,505.5642	2,505.5642	0.1265	0.1687	2,559.0032
Maximum	**21.5758**	**17.5279**	**32.0588**	**0.1387**	**11.0804**	**0.2108**	**11.2867**	**2.9969**	**0.1977**	**3.1913**	**0.0000**	**13,272.6764**	**13,272.6764**	**0.5407**	**1.1342**	**13,624.1843**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**1.39**	**0.00**	**1.37**	**2.02**	**0.00**	**1.89**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**5-24-2022**	**8-23-2022**	1.2120	1.2120

Date: 11/30/2021 2:25 PM

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2	**8-24-2022**	**11-23-2022**	1.3990	1.3990
3	**11-24-2022**	**2-23-2023**	1.3096	1.3096
4	**2-24-2023**	**5-23-2023**	4.0100	4.0100
5	**5-24-2023**	**8-23-2023**	5.2276	5.2276
6	**8-24-2023**	**11-23-2023**	5.3975	5.3975
7	**11-24-2023**	**2-23-2024**	5.4205	5.4205
8	**2-24-2024**	**5-23-2024**	5.0761	5.0761
9	**5-24-2024**	**8-23-2024**	5.0746	5.0746
10	**8-24-2024**	**11-23-2024**	5.2378	5.2378
11	**11-24-2024**	**2-23-2025**	5.2500	5.2500
12	**2-24-2025**	**5-23-2025**	4.8552	4.8552
13	**5-24-2025**	**8-23-2025**	4.9108	4.9108
14	**8-24-2025**	**11-23-2025**	5.0675	5.0675
15	**11-24-2025**	**2-23-2026**	5.1022	5.1022
16	**2-24-2026**	**5-23-2026**	4.7359	4.7359
17	**5-24-2026**	**8-23-2026**	4.7913	4.7913
18	**8-24-2026**	**11-23-2026**	4.9425	4.9425
19	**11-24-2026**	**2-23-2027**	4.9763	4.9763
20	**2-24-2027**	**5-23-2027**	4.6211	4.6211
21	**5-24-2027**	**8-23-2027**	4.6762	4.6762
22	**8-24-2027**	**11-23-2027**	4.8223	4.8223
23	**11-24-2027**	**2-23-2028**	4.8627	4.8627
24	**2-24-2028**	**5-23-2028**	4.5751	4.5751
25	**5-24-2028**	**8-23-2028**	4.5776	4.5776
26	**8-24-2028**	**11-23-2028**	4.7192	4.7192
27	**11-24-2028**	**2-23-2029**	4.7583	4.7583
28	**2-24-2029**	**5-23-2029**	0.4469	0.4469
29	**5-24-2029**	**8-23-2029**	3.5471	3.5471
30	**8-24-2029**	**9-30-2029**	5.2493	5.2493

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

		Highest	5.4205	5.4205

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	30.1262	0.3476	30.1594	1.6000e-003		0.1676	0.1676		0.1676	0.1676	0.0000	49.4060	49.4060	0.0472	0.0000	50.5855
Energy	0.4761	4.1375	2.2385	0.0260		0.3289	0.3289		0.3289	0.3289	0.0000	12,205.8632	12,205.8632	0.7229	0.1631	12,272.5235
Mobile	25.6086	26.0635	229.5827	0.4593	59.2258	0.3308	59.5566	15.8084	0.3086	16.1171	0.0000	44,845.3030	44,845.3030	3.0763	2.1101	45,551.0116
Waste						0.0000	0.0000		0.0000	0.0000	909.0707	0.0000	909.0707	53.7245	0.0000	2,252.1841
Water						0.0000	0.0000		0.0000	0.0000	136.4705	1,629.5637	1,766.0342	14.1544	0.3476	2,223.4899
Total	**56.2108**	**30.5486**	**261.9806**	**0.4869**	**59.2258**	**0.8274**	**60.0531**	**15.8084**	**0.8052**	**16.6136**	**1,045.5412**	**58,730.1360**	**59,775.6771**	**71.7253**	**2.6208**	**62,349.7946**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	28.1468	0.3476	30.1594	1.6000e-003		0.1676	0.1676		0.1676	0.1676	0.0000	49.4060	49.4060	0.0472	0.0000	50.5855
Energy	0.4761	4.1375	2.2385	0.0260		0.3289	0.3289		0.3289	0.3289	0.0000	12,205.8632	12,205.8632	0.7229	0.1631	12,272.5235

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mobile	25.6086	26.0635	229.5827	0.4593	59.2258	0.3308	59.5566	15.8084	0.3086	16.1171	0.0000	44,845.3030	44,845.3030	3.0763	2.1101	45,551.0116
Waste						0.0000	0.0000		0.0000	0.0000	909.0707	0.0000	909.0707	53.7245	0.0000	2,252.1841
Water						0.0000	0.0000		0.0000	0.0000	109.1764	1,392.0866	1,501.2630	11.3310	0.2790	1,867.6837
Total	**54.2314**	**30.5486**	**261.9806**	**0.4869**	**59.2258**	**0.8274**	**60.0531**	**15.8084**	**0.8052**	**16.6136**	**1,018.2471**	**58,492.6588**	**59,510.9059**	**68.9019**	**2.5521**	**61,993.9884**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**3.52**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2.61**	**0.40**	**0.44**	**3.94**	**2.62**	**0.57**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	5/24/2022	8/15/2022	5	60	
2	Grading	Grading	8/16/2022	3/20/2023	5	155	
3	Building Construction	Building Construction	3/21/2023	2/26/2029	5	1550	
4	Paving	Paving	2/27/2029	7/30/2029	5	110	
5	Architectural Coating	Architectural Coating	7/31/2029	12/31/2029	5	110	

Acres of Grading (Site Preparation Phase): 90

Acres of Grading (Grading Phase): 465

Acres of Paving: 226

Residential Indoor: 9,613,080; Residential Outdoor: 3,204,360; Non-Residential Indoor: 3,047,507; Non-Residential Outdoor: 1,015,836; Striped Parking

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	8,265.00	2,692.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1,653.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.5897	0.0000	0.5897	0.3031	0.0000	0.3031	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0951	0.9925	0.5909	1.1400e-003		0.0484	0.0484		0.0445	0.0445	0.0000	100.3182	100.3182	0.0324	0.0000	101.1293
Total	**0.0951**	**0.9925**	**0.5909**	**1.1400e-003**	**0.5897**	**0.0484**	**0.6381**	**0.3031**	**0.0445**	**0.3476**	**0.0000**	**100.3182**	**100.3182**	**0.0324**	**0.0000**	**101.1293**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6600e-003	1.2200e-003	0.0145	4.0000e-005	4.3500e-003	3.0000e-005	4.3800e-003	1.1600e-003	2.0000e-005	1.1800e-003	0.0000	3.4768	3.4768	1.2000e-004	1.1000e-004	3.5118
Total	**1.6600e-003**	**1.2200e-003**	**0.0145**	**4.0000e-005**	**4.3500e-003**	**3.0000e-005**	**4.3800e-003**	**1.1600e-003**	**2.0000e-005**	**1.1800e-003**	**0.0000**	**3.4768**	**3.4768**	**1.2000e-004**	**1.1000e-004**	**3.5118**

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2300	0.0000	0.2300	0.1182	0.0000	0.1182	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0951	0.9925	0.5909	1.1400e-003		0.0484	0.0484		0.0445	0.0445	0.0000	100.3181	100.3181	0.0324	0.0000	101.1292
Total	**0.0951**	**0.9925**	**0.5909**	**1.1400e-003**	**0.2300**	**0.0484**	**0.2784**	**0.1182**	**0.0445**	**0.1627**	**0.0000**	**100.3181**	**100.3181**	**0.0324**	**0.0000**	**101.1292**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6600e-003	1.2200e-003	0.0145	4.0000e-005	4.3500e-003	3.0000e-005	4.3800e-003	1.1600e-003	2.0000e-005	1.1800e-003	0.0000	3.4768	3.4768	1.2000e-004	1.1000e-004	3.5118
Total	**1.6600e-003**	**1.2200e-003**	**0.0145**	**4.0000e-005**	**4.3500e-003**	**3.0000e-005**	**4.3800e-003**	**1.1600e-003**	**2.0000e-005**	**1.1800e-003**	**0.0000**	**3.4768**	**3.4768**	**1.2000e-004**	**1.1000e-004**	**3.5118**

3.3 Grading - 2022

Unmitigated Construction On-Site

Date: 11/30/2021 2:25 PM

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.5447	0.0000	0.5447	0.1905	0.0000	0.1905	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1794	1.9228	1.4376	3.0700e-003		0.0809	0.0809		0.0745	0.0745	0.0000	269.9463	269.9463	0.0873	0.0000	272.1289
Total	**0.1794**	**1.9228**	**1.4376**	**3.0700e-003**	**0.5447**	**0.0809**	**0.6256**	**0.1905**	**0.0745**	**0.2649**	**0.0000**	**269.9463**	**269.9463**	**0.0873**	**0.0000**	**272.1289**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0400e-003	2.2300e-003	0.0266	7.0000e-005	7.9800e-003	5.0000e-005	8.0300e-003	2.1200e-003	4.0000e-005	2.1600e-003	0.0000	6.3742	6.3742	2.2000e-004	2.0000e-004	6.4383
Total	**3.0400e-003**	**2.2300e-003**	**0.0266**	**7.0000e-005**	**7.9800e-003**	**5.0000e-005**	**8.0300e-003**	**2.1200e-003**	**4.0000e-005**	**2.1600e-003**	**0.0000**	**6.3742**	**6.3742**	**2.2000e-004**	**2.0000e-004**	**6.4383**

Mitigated Construction On-Site

Date: 11/30/2021 2:25 PM

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2124	0.0000	0.2124	0.0743	0.0000	0.0743	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1794	1.9228	1.4376	3.0700e-003		0.0809	0.0809		0.0745	0.0745	0.0000	269.9459	269.9459	0.0873	0.0000	272.1286
Total	**0.1794**	**1.9228**	**1.4376**	**3.0700e-003**	**0.2124**	**0.0809**	**0.2934**	**0.0743**	**0.0745**	**0.1487**	**0.0000**	**269.9459**	**269.9459**	**0.0873**	**0.0000**	**272.1286**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0400e-003	2.2300e-003	0.0266	7.0000e-005	7.9800e-003	5.0000e-005	8.0300e-003	2.1200e-003	4.0000e-005	2.1600e-003	0.0000	6.3742	6.3742	2.2000e-004	2.0000e-004	6.4383
Total	**3.0400e-003**	**2.2300e-003**	**0.0266**	**7.0000e-005**	**7.9800e-003**	**5.0000e-005**	**8.0300e-003**	**2.1200e-003**	**4.0000e-005**	**2.1600e-003**	**0.0000**	**6.3742**	**6.3742**	**2.2000e-004**	**2.0000e-004**	**6.4383**

3.3 Grading - 2023

Unmitigated Construction On-Site

Date: 11/30/2021 2:25 PM

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.4152	0.0000	0.4152	0.1193	0.0000	0.1193	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0930	0.9664	0.7854	1.7400e-003		0.0399	0.0399		0.0367	0.0367	0.0000	152.6986	152.6986	0.0494	0.0000	153.9332
Total	**0.0930**	**0.9664**	**0.7854**	**1.7400e-003**	**0.4152**	**0.0399**	**0.4551**	**0.1193**	**0.0367**	**0.1560**	**0.0000**	**152.6986**	**152.6986**	**0.0494**	**0.0000**	**153.9332**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6000e-003	1.1200e-003	0.0139	4.0000e-005	4.5200e-003	2.0000e-005	4.5400e-003	1.2000e-003	2.0000e-005	1.2200e-003	0.0000	3.5114	3.5114	1.1000e-004	1.0000e-004	3.5449
Total	**1.6000e-003**	**1.1200e-003**	**0.0139**	**4.0000e-005**	**4.5200e-003**	**2.0000e-005**	**4.5400e-003**	**1.2000e-003**	**2.0000e-005**	**1.2200e-003**	**0.0000**	**3.5114**	**3.5114**	**1.1000e-004**	**1.0000e-004**	**3.5449**

Mitigated Construction On-Site

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1619	0.0000	0.1619	0.0465	0.0000	0.0465	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0930	0.9664	0.7854	1.7400e-003		0.0399	0.0399		0.0367	0.0367	0.0000	152.6984	152.6984	0.0494	0.0000	153.9331
Total	**0.0930**	**0.9664**	**0.7854**	**1.7400e-003**	**0.1619**	**0.0399**	**0.2018**	**0.0465**	**0.0367**	**0.0832**	**0.0000**	**152.6984**	**152.6984**	**0.0494**	**0.0000**	**153.9331**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6000e-003	1.1200e-003	0.0139	4.0000e-005	4.5200e-003	2.0000e-005	4.5400e-003	1.2000e-003	2.0000e-005	1.2200e-003	0.0000	3.5114	3.5114	1.1000e-004	1.0000e-004	3.5449
Total	**1.6000e-003**	**1.1200e-003**	**0.0139**	**4.0000e-005**	**4.5200e-003**	**2.0000e-005**	**4.5400e-003**	**1.2000e-003**	**2.0000e-005**	**1.2200e-003**	**0.0000**	**3.5114**	**3.5114**	**1.1000e-004**	**1.0000e-004**	**3.5449**

3.4 Building Construction - 2023

Unmitigated Construction On-Site

Date: 11/30/2021 2:25 PM

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1604	1.4673	1.6569	2.7500e-003		0.0714	0.0714		0.0672	0.0672	0.0000	236.4408	236.4408	0.0563	0.0000	237.8470
Total	**0.1604**	**1.4673**	**1.6569**	**2.7500e-003**		**0.0714**	**0.0714**		**0.0672**	**0.0672**	**0.0000**	**236.4408**	**236.4408**	**0.0563**	**0.0000**	**237.8470**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.2672	10.8103	3.7480	0.0509	1.8299	0.0620	1.8919	0.5279	0.0593	0.5872	0.0000	5,008.7623	5,008.7623	0.2056	0.7499	5,237.3682
Worker	2.4092	1.6907	20.9810	0.0569	6.7975	0.0375	6.8350	1.8055	0.0346	1.8401	0.0000	5,286.0866	5,286.0866	0.1692	0.1552	5,336.5641
Total	**2.6764**	**12.5010**	**24.7289**	**0.1078**	**8.6274**	**0.0995**	**8.7269**	**2.3334**	**0.0939**	**2.4273**	**0.0000**	**10,294.8488**	**10,294.8488**	**0.3748**	**0.9051**	**10,573.9323**

Mitigated Construction On-Site

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1604	1.4673	1.6569	2.7500e-003		0.0714	0.0714		0.0672	0.0672	0.0000	236.4406	236.4406	0.0563	0.0000	237.8467
Total	**0.1604**	**1.4673**	**1.6569**	**2.7500e-003**		**0.0714**	**0.0714**		**0.0672**	**0.0672**	**0.0000**	**236.4406**	**236.4406**	**0.0563**	**0.0000**	**237.8467**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.2672	10.8103	3.7480	0.0509	1.8299	0.0620	1.8919	0.5279	0.0593	0.5872	0.0000	5,008.7623	5,008.7623	0.2056	0.7499	5,237.3682
Worker	2.4092	1.6907	20.9810	0.0569	6.7975	0.0375	6.8350	1.8055	0.0346	1.8401	0.0000	5,286.0866	5,286.0866	0.1692	0.1552	5,336.5641
Total	**2.6764**	**12.5010**	**24.7289**	**0.1078**	**8.6274**	**0.0995**	**8.7269**	**2.3334**	**0.0939**	**2.4273**	**0.0000**	**10,294.8488**	**10,294.8488**	**0.3748**	**0.9051**	**10,573.9323**

3.4 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e

Date: 11/30/2021 2:25 PM

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category	tons/yr										MT/yr					
Off-Road	0.1928	1.7611	2.1179	3.5300e-003		0.0803	0.0803		0.0756	0.0756	0.0000	303.7223	303.7223	0.0718	0.0000	305.5179
Total	**0.1928**	**1.7611**	**2.1179**	**3.5300e-003**		**0.0803**	**0.0803**		**0.0756**	**0.0756**	**0.0000**	**303.7223**	**303.7223**	**0.0718**	**0.0000**	**305.5179**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.3345	13.8186	4.7892	0.0643	2.3503	0.0798	2.4301	0.6780	0.0764	0.7544	0.0000	6,335.8095	6,335.8095	0.2708	0.9483	6,625.1748
Worker	2.8922	1.9481	25.1518	0.0709	8.7301	0.0461	8.7762	2.3189	0.0425	2.3614	0.0000	6,633.1450	6,633.1450	0.1981	0.1859	6,693.4920
Total	**3.2267**	**15.7668**	**29.9410**	**0.1352**	**11.0804**	**0.1260**	**11.2064**	**2.9969**	**0.1188**	**3.1157**	**0.0000**	**12,968.9544**	**12,968.9544**	**0.4689**	**1.1342**	**13,318.6668**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Off-Road	0.1928	1.7611	2.1179	3.5300e-003		0.0803	0.0803		0.0756	0.0756	0.0000	303.7220	303.7220	0.0718	0.0000	305.5175
Total	**0.1928**	**1.7611**	**2.1179**	**3.5300e-003**		**0.0803**	**0.0803**		**0.0756**	**0.0756**	**0.0000**	**303.7220**	**303.7220**	**0.0718**	**0.0000**	**305.5175**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.3345	13.8186	4.7892	0.0643	2.3503	0.0798	2.4301	0.6780	0.0764	0.7544	0.0000	6,335.8095	6,335.8095	0.2708	0.9483	6,625.1748
Worker	2.8922	1.9481	25.1518	0.0709	8.7301	0.0461	8.7762	2.3189	0.0425	2.3614	0.0000	6,633.1450	6,633.1450	0.1981	0.1859	6,693.4920
Total	**3.2267**	**15.7668**	**29.9410**	**0.1352**	**11.0804**	**0.1260**	**11.2064**	**2.9969**	**0.1188**	**3.1157**	**0.0000**	**12,968.9544**	**12,968.9544**	**0.4689**	**1.1342**	**13,318.6668**

3.4 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**0.1785**	**1.6273**	**2.0991**	**3.5200e-003**		**0.0689**	**0.0689**		**0.0648**	**0.0648**	**0.0000**	**302.6549**	**302.6549**	**0.0711**	**0.0000**	**304.4335**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.3255	13.6090	4.7527	0.0628	2.3414	0.0796	2.4210	0.6755	0.0761	0.7515	0.0000	6,196.4361	6,196.4361	0.2774	0.9271	6,479.6337
Worker	2.6996	1.7507	23.4469	0.0682	8.6968	0.0438	8.7406	2.3100	0.0404	2.3504	0.0000	6,444.3217	6,444.3217	0.1795	0.1734	6,500.4730
Total	**3.0251**	**15.3597**	**28.1996**	**0.1309**	**11.0382**	**0.1234**	**11.1616**	**2.9855**	**0.1164**	**3.1019**	**0.0000**	**12,640.7578**	**12,640.7578**	**0.4570**	**1.1004**	**12,980.1067**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	**0.1784**	**1.6273**	**2.0991**	**3.5200e-003**		**0.0689**	**0.0689**		**0.0648**	**0.0648**	**0.0000**	**302.6545**	**302.6545**	**0.0711**	**0.0000**	**304.4331**

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.3255	13.6090	4.7527	0.0628	2.3414	0.0796	2.4210	0.6755	0.0761	0.7515	0.0000	6,196.4361	6,196.4361	0.2774	0.9271	6,479.6337
Worker	2.6996	1.7507	23.4469	0.0682	8.6968	0.0438	8.7406	2.3100	0.0404	2.3504	0.0000	6,444.3217	6,444.3217	0.1795	0.1734	6,500.4730
Total	**3.0251**	**15.3597**	**28.1996**	**0.1309**	**11.0382**	**0.1234**	**11.1616**	**2.9855**	**0.1164**	**3.1019**	**0.0000**	**12,640.7578**	**12,640.7578**	**0.4570**	**1.1004**	**12,980.1067**

3.4 Building Construction - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	**0.1785**	**1.6273**	**2.0991**	**3.5200e-003**		**0.0689**	**0.0689**		**0.0648**	**0.0648**	**0.0000**	**302.6549**	**302.6549**	**0.0711**	**0.0000**	**304.4335**

Date: 11/30/2021 2:25 PM

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.3185	13.4380	4.7458	0.0615	2.3416	0.0792	2.4208	0.6755	0.0758	0.7513	0.0000	6,081.5891	6,081.5891	0.2849	0.9095	6,359.7443
Worker	2.5381	1.5928	22.0750	0.0660	8.6968	0.0417	8.7385	2.3100	0.0383	2.3484	0.0000	6,292.1346	6,292.1346	0.1640	0.1635	6,344.9624
Total	**2.8567**	**15.0308**	**26.8208**	**0.1275**	**11.0384**	**0.1209**	**11.1592**	**2.9855**	**0.1141**	**3.0996**	**0.0000**	**12,373.7237**	**12,373.7237**	**0.4489**	**1.0730**	**12,704.7068**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	**0.1784**	**1.6273**	**2.0991**	**3.5200e-003**		**0.0689**	**0.0689**		**0.0648**	**0.0648**	**0.0000**	**302.6545**	**302.6545**	**0.0711**	**0.0000**	**304.4331**

Mitigated Construction Off-Site

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.3185	13.4380	4.7458	0.0615	2.3416	0.0792	2.4208	0.6755	0.0758	0.7513	0.0000	6,081.5891	6,081.5891	0.2849	0.9095	6,359.7443
Worker	2.5381	1.5928	22.0750	0.0660	8.6968	0.0417	8.7385	2.3100	0.0383	2.3484	0.0000	6,292.1346	6,292.1346	0.1640	0.1635	6,344.9624
Total	**2.8567**	**15.0308**	**26.8208**	**0.1275**	**11.0384**	**0.1209**	**11.1592**	**2.9855**	**0.1141**	**3.0996**	**0.0000**	**12,373.7237**	**12,373.7237**	**0.4489**	**1.0730**	**12,704.7068**

3.4 Building Construction - 2027

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	**0.1785**	**1.6273**	**2.0991**	**3.5200e-003**		**0.0689**	**0.0689**		**0.0648**	**0.0648**	**0.0000**	**302.6549**	**302.6549**	**0.0711**	**0.0000**	**304.4335**

Unmitigated Construction Off-Site

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.3127	13.2516	4.7405	0.0601	2.3417	0.0786	2.4203	0.6755	0.0752	0.7508	0.0000	5,957.0237	5,957.0237	0.2915	0.8907	6,229.7375
Worker	2.3874	1.4574	20.8881	0.0641	8.6968	0.0392	8.7360	2.3100	0.0361	2.3461	0.0000	6,154.5857	6,154.5857	0.1504	0.1551	6,204.5753
Total	**2.7001**	**14.7090**	**25.6285**	**0.1242**	**11.0385**	**0.1178**	**11.1563**	**2.9856**	**0.1113**	**3.0969**	**0.0000**	**12,111.6093**	**12,111.6093**	**0.4420**	**1.0458**	**12,434.3128**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	**0.1784**	**1.6273**	**2.0991**	**3.5200e-003**		**0.0689**	**0.0689**		**0.0648**	**0.0648**	**0.0000**	**302.6545**	**302.6545**	**0.0711**	**0.0000**	**304.4331**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.3127	13.2516	4.7405	0.0601	2.3417	0.0786	2.4203	0.6755	0.0752	0.7508	0.0000	5,957.0237	5,957.0237	0.2915	0.8907	6,229.7375
Worker	2.3874	1.4574	20.8881	0.0641	8.6968	0.0392	8.7360	2.3100	0.0361	2.3461	0.0000	6,154.5857	6,154.5857	0.1504	0.1551	6,204.5753
Total	**2.7001**	**14.7090**	**25.6285**	**0.1242**	**11.0385**	**0.1178**	**11.1563**	**2.9856**	**0.1113**	**3.0969**	**0.0000**	**12,111.6093**	**12,111.6093**	**0.4420**	**1.0458**	**12,434.3128**

3.4 Building Construction - 2028

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1778	1.6211	2.0910	3.5000e-003		0.0686	0.0686		0.0645	0.0645	0.0000	301.4953	301.4953	0.0709	0.0000	303.2671
Total	**0.1778**	**1.6211**	**2.0910**	**3.5000e-003**		**0.0686**	**0.0686**		**0.0645**	**0.0645**	**0.0000**	**301.4953**	**301.4953**	**0.0709**	**0.0000**	**303.2671**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.3070	13.0520	4.7339	0.0586	2.3328	0.0779	2.4107	0.6730	0.0745	0.7475	0.0000	5,817.1715	5,817.1715	0.2971	0.8694	6,083.6906
Worker	2.2382	1.3373	19.8132	0.0621	8.6635	0.0365	8.6999	2.3012	0.0335	2.3347	0.0000	6,010.0608	6,010.0608	0.1381	0.1475	6,057.4609
Total	**2.5452**	**14.3892**	**24.5470**	**0.1208**	**10.9963**	**0.1143**	**11.1106**	**2.9742**	**0.1080**	**3.0822**	**0.0000**	**11,827.2322**	**11,827.2322**	**0.4352**	**1.0169**	**12,141.1514**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1778	1.6211	2.0910	3.5000e-003		0.0686	0.0686		0.0645	0.0645	0.0000	301.4949	301.4949	0.0709	0.0000	303.2667
Total	**0.1778**	**1.6211**	**2.0910**	**3.5000e-003**		**0.0686**	**0.0686**		**0.0645**	**0.0645**	**0.0000**	**301.4949**	**301.4949**	**0.0709**	**0.0000**	**303.2667**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Vendor	0.3070	13.0520	4.7339	0.0586	2.3328	0.0779	2.4107	0.6730	0.0745	0.7475	0.0000	5,817.1715	5,817.1715	0.2971	0.8694	6,083.6906
Worker	2.2382	1.3373	19.8132	0.0621	8.6635	0.0365	8.6999	2.3012	0.0335	2.3347	0.0000	6,010.0608	6,010.0608	0.1381	0.1475	6,057.4609
Total	**2.5452**	**14.3892**	**24.5470**	**0.1208**	**10.9963**	**0.1143**	**11.1106**	**2.9742**	**0.1080**	**3.0822**	**0.0000**	**11,827.2322**	**11,827.2322**	**0.4352**	**1.0169**	**12,141.1514**

3.4 Building Construction - 2029

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0280	0.2556	0.3297	5.5000e-004		0.0108	0.0108		0.0102	0.0102	0.0000	47.5435	47.5435	0.0112	0.0000	47.8229
Total	**0.0280**	**0.2556**	**0.3297**	**5.5000e-004**		**0.0108**	**0.0108**		**0.0102**	**0.0102**	**0.0000**	**47.5435**	**47.5435**	**0.0112**	**0.0000**	**47.8229**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0477	2.0339	0.7480	9.0500e-003	0.3679	0.0122	0.3800	0.1061	0.0116	0.1178	0.0000	899.1708	899.1708	0.0479	0.1343	940.4028

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Worker	0.3314	0.1952	2.9857	9.5500e-003	1.3662	5.3600e-003	1.3715	0.3629	4.9400e-003	0.3678	0.0000	930.7451	930.7451	0.0201	0.0223	937.8930
Total	**0.3791**	**2.2291**	**3.7337**	**0.0186**	**1.7340**	**0.0175**	**1.7516**	**0.4690**	**0.0166**	**0.4856**	**0.0000**	**1,829.9159**	**1,829.9159**	**0.0680**	**0.1566**	**1,878.2958**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0280	0.2556	0.3297	5.5000e-004		0.0108	0.0108		0.0102	0.0102	0.0000	47.5434	47.5434	0.0112	0.0000	47.8228
Total	**0.0280**	**0.2556**	**0.3297**	**5.5000e-004**		**0.0108**	**0.0108**		**0.0102**	**0.0102**	**0.0000**	**47.5434**	**47.5434**	**0.0112**	**0.0000**	**47.8228**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0477	2.0339	0.7480	9.0500e-003	0.3679	0.0122	0.3800	0.1061	0.0116	0.1178	0.0000	899.1708	899.1708	0.0479	0.1343	940.4028
Worker	0.3314	0.1952	2.9857	9.5500e-003	1.3662	5.3600e-003	1.3715	0.3629	4.9400e-003	0.3678	0.0000	930.7451	930.7451	0.0201	0.0223	937.8930

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**0.3791**	**2.2291**	**3.7337**	**0.0186**	**1.7340**	**0.0175**	**1.7516**	**0.4690**	**0.0166**	**0.4856**	**0.0000**	**1,829.9159**	**1,829.9159**	**0.0680**	**0.1566**	**1,878.2958**

3.5 Paving - 2029

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0503	0.4720	0.8018	1.2500e-003		0.0230	0.0230		0.0212	0.0212	0.0000	110.1059	110.1059	0.0356	0.0000	110.9962
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0503**	**0.4720**	**0.8018**	**1.2500e-003**		**0.0230**	**0.0230**		**0.0212**	**0.0212**	**0.0000**	**110.1059**	**110.1059**	**0.0356**	**0.0000**	**110.9962**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6100e-003	9.5000e-004	0.0145	5.0000e-005	6.6500e-003	3.0000e-005	6.6800e-003	1.7700e-003	2.0000e-005	1.7900e-003	0.0000	4.5320	4.5320	1.0000e-004	1.1000e-004	4.5668

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**1.6100e-003**	**9.5000e-004**	**0.0145**	**5.0000e-005**	**6.6500e-003**	**3.0000e-005**	**6.6800e-003**	**1.7700e-003**	**2.0000e-005**	**1.7900e-003**	**0.0000**	**4.5320**	**4.5320**	**1.0000e-004**	**1.1000e-004**	**4.5668**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0503	0.4720	0.8018	1.2500e-003		0.0230	0.0230		0.0212	0.0212	0.0000	110.1058	110.1058	0.0356	0.0000	110.9960
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0503**	**0.4720**	**0.8018**	**1.2500e-003**		**0.0230**	**0.0230**		**0.0212**	**0.0212**	**0.0000**	**110.1058**	**110.1058**	**0.0356**	**0.0000**	**110.9960**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6100e-003	9.5000e-004	0.0145	5.0000e-005	6.6500e-003	3.0000e-005	6.6800e-003	1.7700e-003	2.0000e-005	1.7900e-003	0.0000	4.5320	4.5320	1.0000e-004	1.1000e-004	4.5668

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**1.6100e-003**	**9.5000e-004**	**0.0145**	**5.0000e-005**	**6.6500e-003**	**3.0000e-005**	**6.6800e-003**	**1.7700e-003**	**2.0000e-005**	**1.7900e-003**	**0.0000**	**4.5320**	**4.5320**	**1.0000e-004**	**1.1000e-004**	**4.5668**

3.6 Architectural Coating - 2029

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	20.9295					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.4000e-003	0.0630	0.0995	1.6000e-004		2.8300e-003	2.8300e-003		2.8300e-003	2.8300e-003	0.0000	14.0429	14.0429	7.7000e-004	0.0000	14.0621
Total	**20.9389**	**0.0630**	**0.0995**	**1.6000e-004**		**2.8300e-003**	**2.8300e-003**		**2.8300e-003**	**2.8300e-003**	**0.0000**	**14.0429**	**14.0429**	**7.7000e-004**	**0.0000**	**14.0621**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1778	0.1047	1.6021	5.1300e-003	0.7331	2.8800e-003	0.7359	0.1947	2.6500e-003	0.1974	0.0000	499.4242	499.4242	0.0108	0.0120	503.2597

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**0.1778**	**0.1047**	**1.6021**	**5.1300e-003**	**0.7331**	**2.8800e-003**	**0.7359**	**0.1947**	**2.6500e-003**	**0.1974**	**0.0000**	**499.4242**	**499.4242**	**0.0108**	**0.0120**	**503.2597**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	20.9295					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.4000e-003	0.0630	0.0995	1.6000e-004		2.8300e-003	2.8300e-003		2.8300e-003	2.8300e-003	0.0000	14.0429	14.0429	7.7000e-004	0.0000	14.0620
Total	**20.9389**	**0.0630**	**0.0995**	**1.6000e-004**		**2.8300e-003**	**2.8300e-003**		**2.8300e-003**	**2.8300e-003**	**0.0000**	**14.0429**	**14.0429**	**7.7000e-004**	**0.0000**	**14.0620**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1778	0.1047	1.6021	5.1300e-003	0.7331	2.8800e-003	0.7359	0.1947	2.6500e-003	0.1974	0.0000	499.4242	499.4242	0.0108	0.0120	503.2597

Date: 11/30/2021 2:25 PM

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**0.1778**	**0.1047**	**1.6021**	**5.1300e-003**	**0.7331**	**2.8800e-003**	**0.7359**	**0.1947**	**2.6500e-003**	**0.1974**	**0.0000**	**499.4242**	**499.4242**	**0.0108**	**0.0120**	**503.2597**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	25.6086	26.0635	229.5827	0.4593	59.2258	0.3308	59.5566	15.8084	0.3086	16.1171	0.0000	44,845.3030	44,845.3030	3.0763	2.1101	45,551.0116
Unmitigated	25.6086	26.0635	229.5827	0.4593	59.2258	0.3308	59.5566	15.8084	0.3086	16.1171	0.0000	44,845.3030	44,845.3030	3.0763	2.1101	45,551.0116

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	14,226.24	15,813.99	12215.09	39,141,007	39,141,007
City Park	99.18	249.26	278.40	312,163	312,163
Condo/Townhouse	8,816.00	9,807.80	7559.72	24,254,851	24,254,851
General Light Industry	52.00	20.88	52.40	139,002	139,002
General Office Building	5,683.50	1,288.26	408.37	10,280,761	10,280,761
Government Office Building	570.00	0.00	0.00	698,201	698,201
Hotel	2,614.40	2,560.00	1859.20	4,747,438	4,747,438
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Regional Shopping Center	30,700.00	37,509.17	17159.91	52,140,545	52,140,545

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Single Family Housing	8,124.93	8,209.83	7360.83	22,181,674	22,181,674
Elementary School	2,171.07	0.00	0.00	3,419,341	3,419,341
Total	73,057.32	75,459.19	46,893.92	157,314,984	157,314,984

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6
Condo/Townhouse	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
General Light Industry	9.50	7.30	7.30	59.00	28.00	13.00	92	5	3
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	77	19	4
Government Office Building	9.50	7.30	7.30	33.00	62.00	5.00	50	34	16
Hotel	9.50	7.30	7.30	19.40	61.60	19.00	58	38	4
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Regional Shopping Center	9.50	7.30	7.30	16.30	64.70	19.00	54	35	11
Single Family Housing	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
Elementary School	9.50	7.30	7.30	65.00	30.00	5.00	63	25	12

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
City Park	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Condo/Townhouse	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
General Light Industry	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
General Office Building	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Government Office Building	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Hotel	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Other Non-Asphalt Surfaces	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Regional Shopping Center	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Single Family Housing	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178
Elementary School	0.570667	0.059093	0.166777	0.117104	0.024699	0.007310	0.013440	0.006292	0.000648	0.000382	0.027795	0.000615	0.005178

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	7,494.3271	7,494.3271	0.6326	0.0767	7,532.9890
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	7,494.3271	7,494.3271	0.6326	0.0767	7,532.9890
NaturalGas Mitigated	0.4761	4.1375	2.2385	0.0260		0.3289	0.3289		0.3289	0.3289	0.0000	4,711.5362	4,711.5362	0.0903	0.0864	4,739.5345
NaturalGas Unmitigated	0.4761	4.1375	2.2385	0.0260		0.3289	0.3289		0.3289	0.3289	0.0000	4,711.5362	4,711.5362	0.0903	0.0864	4,739.5345

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	2.62913e+007	0.1418	1.2115	0.5155	7.7300e-003		0.0980	0.0980		0.0980	0.0980	0.0000	1,403.0049	1,403.0049	0.0269	0.0257	1,411.3423

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	1.8189e+007	0.0981	0.8381	0.3567	5.3500e-003		0.0678	0.0678		0.0678	0.0678	0.0000	970.6340	970.6340	0.0186	0.0178	976.4020
Elementary School	1.65187e+006	8.9100e-003	0.0810	0.0680	4.9000e-004		6.1500e-003	6.1500e-003		6.1500e-003	6.1500e-003	0.0000	88.1501	88.1501	1.6900e-003	1.6200e-003	88.6739
General Light Industry	166080	9.0000e-004	8.1400e-003	6.8400e-003	5.0000e-005		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004	0.0000	8.8627	8.8627	1.7000e-004	1.6000e-004	8.9153
General Office Building	3.81005e+006	0.0205	0.1868	0.1569	1.1200e-003		0.0142	0.0142		0.0142	0.0142	0.0000	203.3188	203.3188	3.9000e-003	3.7300e-003	204.5270
Government Office Building	171950	9.3000e-004	8.4300e-003	7.0800e-003	5.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004	0.0000	9.1759	9.1759	1.8000e-004	1.7000e-004	9.2304
Hotel	1.57745e+007	0.0851	0.7733	0.6495	4.6400e-003		0.0588	0.0588		0.0588	0.0588	0.0000	841.7889	841.7889	0.0161	0.0154	846.7912
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	1.94687e+006	0.0105	0.0954	0.0802	5.7000e-004		7.2500e-003	7.2500e-003		7.2500e-003	7.2500e-003	0.0000	103.8924	103.8924	1.9900e-003	1.9000e-003	104.5098
Single Family Housing	2.02892e+007	0.1094	0.9349	0.3978	5.9700e-003		0.0756	0.0756		0.0756	0.0756	0.0000	1,082.7084	1,082.7084	0.0208	0.0199	1,089.1424
Total		**0.4761**	**4.1375**	**2.2385**	**0.0260**		**0.3289**	**0.3289**		**0.3289**	**0.3289**	**0.0000**	**4,711.5362**	**4,711.5362**	**0.0903**	**0.0864**	**4,739.5345**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	2.62913e+007	0.1418	1.2115	0.5155	7.7300e-003		0.0980	0.0980		0.0980	0.0980	0.0000	1,403.0049	1,403.0049	0.0269	0.0257	1,411.3423
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	1.8189e+007	0.0981	0.8381	0.3567	5.3500e-003		0.0678	0.0678		0.0678	0.0678	0.0000	970.6340	970.6340	0.0186	0.0178	976.4020

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Elementary School	1.65187e+006	8.9100e-003	0.0810	0.0680	4.9000e-004		6.1500e-003	6.1500e-003		6.1500e-003	6.1500e-003	0.0000	88.1501	88.1501	1.6900e-003	1.6200e-003	88.6739
General Light Industry	166080	9.0000e-004	8.1400e-003	6.8400e-003	5.0000e-005		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004	0.0000	8.8627	8.8627	1.7000e-004	1.6000e-004	8.9153
General Office Building	3.81005e+006	0.0205	0.1868	0.1569	1.1200e-003		0.0142	0.0142		0.0142	0.0142	0.0000	203.3188	203.3188	3.9000e-003	3.7300e-003	204.5270
Government Office Building	171950	9.3000e-004	8.4300e-003	7.0800e-003	5.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004	0.0000	9.1759	9.1759	1.8000e-004	1.7000e-004	9.2304
Hotel	1.57745e+007	0.0851	0.7733	0.6495	4.6400e-003		0.0588	0.0588		0.0588	0.0588	0.0000	841.7889	841.7889	0.0161	0.0154	846.7912
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	1.94687e+006	0.0105	0.0954	0.0802	5.7000e-004		7.2500e-003	7.2500e-003		7.2500e-003	7.2500e-003	0.0000	103.8924	103.8924	1.9900e-003	1.9000e-003	104.5098
Single Family Housing	2.02892e+007	0.1094	0.9349	0.3978	5.9700e-003		0.0756	0.0756		0.0756	0.0756	0.0000	1,082.7084	1,082.7084	0.0208	0.0199	1,089.1424
Total		**0.4761**	**4.1375**	**2.2385**	**0.0260**		**0.3289**	**0.3289**		**0.3289**	**0.3289**	**0.0000**	**4,711.5362**	**4,711.5362**	**0.0903**	**0.0864**	**4,739.5345**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	8.51208e+006	1,509.5788	0.1274	0.0154	1,517.3664
City Park	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	5.32522e+006	944.4035	0.0797	9.6600e-003	949.2755
Elementary School	827342	146.7255	0.0124	1.5000e-003	147.4824
General Light Industry	66160	11.7332	9.9000e-004	1.2000e-004	11.7937

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

General Office Building	5.67929e+006	1,007.1968	0.0850	0.0103	1,012.3927
Government Office Building	256310	45.4554	3.8400e-003	4.7000e-004	45.6899
Hotel	4.0656e+006	721.0161	0.0609	7.3800e-003	724.7357
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	1.08888e+007	1,931.0765	0.1630	0.0198	1,941.0386
Single Family Housing	6.63756e+006	1,177.1414	0.0994	0.0120	1,183.2141
Total		**7,494.3271**	**0.6325**	**0.0767**	**7,532.9890**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	8.51208e+006	1,509.5788	0.1274	0.0154	1,517.3664
City Park	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	5.32522e+006	944.4035	0.0797	9.6600e-003	949.2755
Elementary School	827342	146.7255	0.0124	1.5000e-003	147.4824
General Light Industry	66160	11.7332	9.9000e-004	1.2000e-004	11.7937
General Office Building	5.67929e+006	1,007.1968	0.0850	0.0103	1,012.3927
Government Office Building	256310	45.4554	3.8400e-003	4.7000e-004	45.6899

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Hotel	4.0656e+006	721.0161	0.0609	7.3800e-003	724.7357
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	1.08888e+007	1,931.0765	0.1630	0.0198	1,941.0386
Single Family Housing	6.63756e+006	1,177.1414	0.0994	0.0120	1,183.2141
Total		**7,494.3271**	**0.6325**	**0.0767**	**7,532.9890**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	28.1468	0.3476	30.1594	1.6000e-003		0.1676	0.1676		0.1676	0.1676	0.0000	49.4060	49.4060	0.0472	0.0000	50.5855
Unmitigated	30.1262	0.3476	30.1594	1.6000e-003		0.1676	0.1676		0.1676	0.1676	0.0000	49.4060	49.4060	0.0472	0.0000	50.5855

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	2.0930					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	27.1291					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.9042	0.3476	30.1594	1.6000e-003		0.1676	0.1676		0.1676	0.1676	0.0000	49.4060	49.4060	0.0472	0.0000	50.5855
Total	**30.1262**	**0.3476**	**30.1594**	**1.6000e-003**		**0.1676**	**0.1676**		**0.1676**	**0.1676**	**0.0000**	**49.4060**	**49.4060**	**0.0472**	**0.0000**	**50.5855**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	2.0930					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	25.1496					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.9042	0.3476	30.1594	1.6000e-003		0.1676	0.1676		0.1676	0.1676	0.0000	49.4060	49.4060	0.0472	0.0000	50.5855

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**28.1468**	**0.3476**	**30.1594**	**1.6000e-003**		**0.1676**	**0.1676**		**0.1676**	**0.1676**	**0.0000**	**49.4060**	**49.4060**	**0.0472**	**0.0000**	**50.5855**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	1,501.2630	11.3310	0.2790	1,867.6837
Unmitigated	1,766.0342	14.1544	0.3476	2,223.4899

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e

Date: 11/30/2021 2:25 PM

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use	Mgal	MT/yr			
Apartments Low Rise	137.931 / 86.9565	533.6031	4.5358	0.1111	680.1174
City Park	0 / 51.8294	102.1200	8.6200e-003	1.0400e-003	102.6468
Condo/Townhouse	71.7997 / 45.2651	277.7660	2.3611	0.0579	354.0337
Elementary School	4.08 / 10.4914	31.3873	0.1355	3.4500e-003	35.8017
General Light Industry	1.85 / 0	4.8590	0.0606	1.4700e-003	6.8122
General Office Building	74.8259 / 45.861	286.8884	2.4604	0.0603	366.3573
Government Office Building	3.77453 / 2.31342	14.4719	0.1241	3.0400e-003	18.4806
Hotel	8.11737 / 0.90193	23.0971	0.2662	6.4600e-003	31.6768
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	72.4674 / 44.4155	277.8456	2.3829	0.0584	354.8096
Single Family Housing	55.3158 / 34.873	213.9958	1.8191	0.0446	272.7537
Total		**1,766.0342**	**14.1544**	**0.3476**	**2,223.4899**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	110.345 / 81.6522	450.6975	3.6307	0.0892	568.0318

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

City Park	0 / 48.6678	95.8907	8.0900e-003	9.8000e-004	96.3854
Condo/Townhouse	57.4398 / 42.5039	234.6097	1.8899	0.0464	295.6878
Elementary School	3.264 / 9.85144	27.9832	0.1086	2.7900e-003	31.5295
General Light Industry	1.48 / 0	3.8872	0.0485	1.1700e-003	5.4498
General Office Building	59.8607 / 43.0635	242.0709	1.9694	0.0483	305.7107
Government Office Building	3.01963 / 2.17231	12.2111	0.0993	2.4400e-003	15.4213
Hotel	6.49389 / 0.846912	18.7247	0.2130	5.1700e-003	25.5897
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	57.9739 / 41.7061	234.4407	1.9073	0.0468	296.0746
Single Family Housing	44.2526 / 32.7457	180.7474	1.4560	0.0358	227.8030
Total		**1,501.2629**	**11.3309**	**0.2790**	**1,867.6837**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	909.0707	53.7245	0.0000	2,252.1841

Unmitigated	909.0707	53.7245	0.0000	2,252.1841

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	973.82	197.6767	11.6824	0.0000	489.7356
City Park	3.74	0.7592	0.0449	0.0000	1.8809
Condo/Townhouse	506.92	102.9002	6.0812	0.0000	254.9308
Elementary School	307.15	62.3487	3.6847	0.0000	154.4662
General Light Industry	9.92	2.0137	0.1190	0.0000	4.9888
General Office Building	391.53	79.4771	4.6970	0.0000	196.9010
Government Office Building	17.67	3.5869	0.2120	0.0000	8.8863
Hotel	175.2	35.5640	2.1018	0.0000	88.1084
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	1027.25	208.5225	12.3233	0.0000	516.6056
Single Family Housing	1065.18	216.2219	12.7784	0.0000	535.6806
Total		**909.0707**	**53.7245**	**0.0000**	**2,252.1841**

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	973.82	197.6767	11.6824	0.0000	489.7356
City Park	3.74	0.7592	0.0449	0.0000	1.8809
Condo/Townhouse	506.92	102.9002	6.0812	0.0000	254.9308
Elementary School	307.15	62.3487	3.6847	0.0000	154.4662
General Light Industry	9.92	2.0137	0.1190	0.0000	4.9888
General Office Building	391.53	79.4771	4.6970	0.0000	196.9010
Government Office Building	17.67	3.5869	0.2120	0.0000	8.8863
Hotel	175.2	35.5640	2.1018	0.0000	88.1084
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	1027.25	208.5225	12.3233	0.0000	516.6056
Single Family Housing	1065.18	216.2219	12.7784	0.0000	535.6806
Total		**909.0707**	**53.7245**	**0.0000**	**2,252.1841**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

RiverPark Specific Plan Amendment - Ventura County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

APPENDIX C

Energy

Summary of Annual Energy Use During Operation		
Source	**Units**	**Buildout**
Electricity		
Proposed Buildings	kWh/yr	43,711,132
Water Conveyence	kWh/yr	7,192,907
Total Electricty	*kWh/yr*	*50,904,039*
Natural Gas		
Proposed Buildings	kBTU/yr	73,492,310
Total	*kBTU/yr*	*73,492,310*

Water by Land Use				
Land Use	**Units**	**Indoor/Outdoor Use**	**Indoor Use**	**Outdoor Use**
Buildout	Mgal	313.59592/279.88966	313.59592	279.88966

Water and Wastewater Electricity Intensity (kWh/gallon)

Supply Water	0.009727
Treat Water	0.000111
Distribute Water	0.001272
Wastewater Treatment	0.001911

Source: CalEEMod User's Guide, Appendix D, Table 9.2 Ventura County

Indoor Water Factor	0.013021	kWh/gallon (supply, treat, distribute, wastewater treatment)
Outdoor Water Factor	0.01111	kWh/gallon (supply, treat, and distribute)

Notes:

Electricity and Natural Gas for the Proposed Project is total operational usage. Electricity, natural gas, and mobile usage was calculated from CalEEMod. Indoor water factor used for entire Project Site for conservative analysis.

Summary of Annual Energy Use During Operation		
Source	**Units**	**Buildout**
Electricity		
Proposed Buildings	kWh/yr	42,258,362
Water Conveyence	kWh/yr	7,849,572
Total Electricty	*kWh/yr*	*50,107,934*
Natural Gas		
Proposed Buildings	kBTU/yr	88,290,820
Total	*kBTU/yr*	*88,290,820*

Water by Land Use				
Land Use	**Units**	**Indoor/Outdoor Use**	**Indoor Use**	**Outdoor Use**
Buildout	Mgal	344.1295/303.2099	344.1295	303.2099

Water and Wastewater Electricity Intensity (kWh/gallon)

Supply Water	0.009727
Treat Water	0.000111
Distribute Water	0.001272
Wastewater Treatment	0.001911

Source: CalEEMod User's Guide, Appendix D, Table 9.2 Ventura County

Indoor Water Factor	0.013021	kWh/gallon (supply, treat, distribute, wastewater treatment)
Outdoor Water Factor	0.01111	kWh/gallon (supply, treat, and distribute)

Notes:

Electricity and Natural Gas for the Proposed Project is total operational usage. Electricity, natural gas, and mobile usage was calculated from CalEEMod. Indoor water factor used for entire Project Site for conservative analysis.

E. FEIR No. 00-03 and Subsequent Addendums

Attachment E FEIR No. 00-03 and Subsequent Addendums

https://www.oxnard.org/environmental-document-archives/

Riverpark Environmental Documents

F. General Plan Consistency Chart

ATTACHMENT F - City of Oxnard 2030 General Plan Consistency Analysis

RiverPark Specific Plan Amendment and DA Amendment

December 16, 2021 Planning Commission

Level I: Direct Applicability to a Proposed Policy, Project or Program
Level II: Related or Indirect Applicability to the Proposed Policy, Project, or Program
Level III: No or Distance Applicability to the Proposed Policy, Project, or Program.
All polices not listed are designated as Level III are deemed consistent with the 2030 General Plan.

General Plan Chapter Abbreviations	Chapter:
SC: Sustainable Community	2
CD: Community Development	3
ICS: Infrastructure and Community Services	4
ER: Environmental Resources	5
SH: Safety and Hazards	6
MC: Military Compatibility	7
HE: 2021-2029 Housing Element	8

2030 General Plan		**Level I**	**Level II**	**Rationale**
Policy CD-1.2	***Infill Development, Priority to Mixed Use:*** Promote the efficient use of larger vacant parcels and vacant areas of the City by encouraging infill development, with a priority to mixed uses that reduce vehicle trips and GHG emissions and promote sustainable development goals and objectives			The SPA and DAA facilitate future mixed use and residential development within a specific plan on infill property, as opposed to locating such development on farmland. The placement of housing within the Urban Village area helps to reduce trips by placing people in close proximity to commercial needs.

Policy CD-1.4	***Transportation Choices*** Promote the application of land use and community designs that provide residents with the opportunity for a variety of transportation choices (pedestrian, bicycle, transit, automobile).	X		The proposed housing locations are adjacent to pedestrian and bicycle facilities, which will allow future residential development to take advantage of these facilities.
Policy CD-1.5	***Housing Variety*** Promote the development of a variety of housing types throughout the City including apartments, condominiums, lofts, townhouses, and attached and detached single family units.	X		The project promotes development of the RiverPark Specific Plan, and would allow for the development of an additional 1,025 residential units.
Policy CD-1.6	***Public Facilities*** Enhance resident quality of life by providing adequate space for schools, libraries, parks and recreation areas, as well as space for the expansion of public facilities to support the community's vision.		X	As identified in the Addendum and staff report there are sufficient park and recreational areas to support the additional population.
Policy CD-1.7	***Compact Development*** Promote the use of development patterns that are more compactly built and use space in an efficient aesthetic manner as part of the community vision.	X		Project promotes high density development in the Urban Village setting.
Policy CD-1.9 and 1.10	***Commute Reduction and Jobs-Housing Balance:*** Minimize the commuting distances between residential concentrations and employment centers by encouraging the development of mixed land uses in appropriate areas. And Consider the effects of land use proposals and decisions on efforts to maintain an appropriate jobs-housing balance ratio.	X		The Project facilitates future development of mixed use and residential development within the RiverPark Specific Plan, which is in close proximity to the multiple office park areas and other commercial businesses within RiverPark and along Oxnard Boulevard.

Policy CD-3.1	***Neighborhood Preservation*** Protect existing residential neighborhoods from the encroachment of incompatible activities and land uses as determined through environmental review and/or determination by the Planning Commission.	X		The Project maintains compatibility by placing the high density within the commercial core areas.

Policy CD-3.3	***Innovative Redevelopment*** Promote innovative design flexibility and possibly different residential densities in public and public/private redevelopment within existing neighborhoods through the use of alternative performance-oriented development standards, alternative development designs, development agreements, specific plans, mixed uses, and other development and planning techniques.	X		The Project will incorporate an alternate development type within the RiverPark Specific Plan. This will allow for higher densities within the specific plan and the DAA will promote the continued development.
Policy CD-5.2	***Compatible Land Use:*** Ensure adequate separation between sensitive land uses (residential, educational, open space, healthcare) to minimize land use incompatibility associated with noise, odors, and air pollutant emissions.	X		The project promotes development of the RiverPark Specific Plan, which involves mixed use and residential buildings, parking structures and public parks, which would generally be compatible with existing commercial buildings in the RiverPark Area.

Policy CD-7.1	***Establishment of Urban Villages*** Six areas of the City are initially designated as Urban Villages. A specific plan for each area shall be prepared in advance of implementing an Urban Village in a specific authorized location. Additional Urban Villages and guidelines may be subsequently adopted by the City Council. Urban Villages shall be characterized by: ● Infill and/or development of formerly agricultural land ● Reinvestment in the existing community ● Mixture of land uses ● Mix of residential densities and housing types ● Providing a minimum of 15 percent affordable housing ● Location along or near corridors, downtown, and transit nodes ● Transit, pedestrian, and bicycle circulation given high priority			RiverPark is within the North Oxnard Transit Enhancement District (Noted) urban village. The SPA and DAA will require a minimum of 15 percent affordable housing for any additional units and will support the construction of compact development within the Urban Village area. The new development will be able to take advantage of the existing Transit, pedestrian, and bicycle circulation network.
Policy CD - 7.11	***Urban Village Open Space Areas/Parks*** Park sizes and locations shall follow City standards and be within walking distance of a majority of the population.	X		As identified in the Addendum to the FEIR, the amount of Park will remain in excess of City standards.
Policy CD-9.6	***High Rise Development:*** Ensure that high-rise buildings are sited and developed so as to mitigate and minimize impacts on adjacent neighborhoods.	X		Project has been reviewed in an FEIR and Addendum for aesthetic and compatibility impacts on adjacent residential

				neighborhoods. The FEIR determined the proposed height is generally consistent with the existing development and the development allowed under the existing Specific Plan. The new high rise development will be located in higher intensity Regional Commercial areas and therefore will be compatible with the built environment.
Policy CD-8.1	***Limiting Development*** Continue to limit development to those areas that can be served by existing or planned utilities, transportation, and service systems.	X		The Project area is served by existing utilities, which were consistent with the impacts planned for with the original project buildout.
Policy CD-8.2	***Services*** Continue to ensure that public services and facilities are in place at the time of need or prior to the time new development occurs in order to avoid overloading existing urban service systems.	X		
Policy CD-8.5	***Impact Mitigation*** Ensure that new development avoids or mitigates impacts on air quality, traffic congestion, noise, and environmental resources to the maximum extent feasible.	X		All mitigation measures from the FEIR will continue to be applicable to all projects developed under the Specific Plan.
Policy CD-10.1	***Human-Scale Development*** In the evaluation of development proposals, require urban development on a human scale, by emphasizing the pedestrian experience over the movement and storage of vehicles.	X		The Project emphasizes the pedestrian environment by

				promoting new urbanist principles by creating more livable communities by placing housing, jobs, and shopping in close proximity reducing the need for Vehicles.

Policy CD-14.2	***Development Advisory Committee (DAC) Function*** Continue to require that a staff Development Advisory Committee review new development projects for consistency with the City's development policies and appropriateness for the proposed sites.	X		Project was reviewed by the Development Advisory Committee on two occasions and the current plan reflects the input provided by DAC.

Policy ICS-1.2	***Development Impacts to Existing Infrastructure*** Review development proposals for their impacts on infrastructure (i.e., sewer, water, fire stations, libraries, streets) and require appropriate mitigation measures to ensure that proposed developments do not create substantial adverse impacts on existing infrastructure and that the necessary infrastructure will be in place to support the development.	X		Community Facilities District (CFD) has been created for the RiverPark area as a financing mechanism to fund construction, maintenance and operation of public areas within the RiverPark area. Future development on the site will also pay a range of required impact fees to the City, County, and school districts. The original DA addressed dedication of land for parks funding towards a
Policy ICS-1.3	***Funding for Public Facilities*** Continue to utilize developer fees, public facilities fees, and other methods (i.e., grant funding or assessment districts) to finance public facility design, construction, operation, and maintenance.		X	

				fire station and other public facilities.
Policy ICS-1.4	***Infrastructure Conditions of Approval New development should not be approved unless:*** ● The applicant demonstrates adequate public services and facilities are available; ● Infrastructure improvements incorporate a range of feasible measures that can be implemented to reduce all public safety and/or environmental impacts associated with the construction, operation, or maintenance of any required improvement; ● Infrastructure improvements are consistent with City infrastructure master plans; and ● Required infrastructure needed for future new development is self-funded.			The DA as amended ensures that the infrastructure needed for future development is self-funded.

Policy ER-6.6	***New Development Private Open Space*** Ensure that new development incorporates open space areas that provide community and neighborhood identity, private quality exterior private open space for each housing unit, and minimize conflicting land uses and noise generators.	X		Project provides standards for the new Apartments Urban housing type which are appropriate for a high density apartment type. These include requirements for both private or public open space.

Policy SH-5.3	***Sound Attenuation Measures*** Promote, where feasible, alternative sound attenuation measures such as berms, heavy landscaping, resurfacing of noise walls to promote noise absorption as well as deflection, berms and landscaping, or location of buildings away from the roadway or other noise sources.	X		Development of residential uses within areas with high noise levels would be required to complete a site specific noise study, pursuant to City regulations.
Policy SH-6.13	***Noise Acceptable for Open Windows and Patios*** Continue to require noise analysis of proposed development projects as part of the environmental review process and require mitigation measures to reduce noise impacts to acceptable levels within outside activity areas and within residential structures without relying on mechanical ventilation, if feasible.	X		

Policy H-2.1	***Adequate Development Opportunities*** Designate sufficient sites for residential development with densities of 30 dwelling units per acre (du/acre) or greater to accommodate projects that cumulatively meet or exceed the lower income category of the RHNA allocation.	X		Project will allow for a variety of housing types with densities of between 30 to 80 dwelling units per acre. In addition to the required affordable housing that will be used to meet the City's RHNA requirements, this housing type will meet the growing need for affordable by design workforce housing.
Policy H-2.2	***Balanced Opportunities*** Provide opportunities to the private and public sectors to produce housing that meets the needs of special needs, extremely low-, very low-, low-, moderate-, and above moderate-income housing to achieve a balanced community.	X		
Policy H-2.3	***Adequate Infrastructure*** Ensure that residential development sites have appropriate and adequate public and private services and facilities, including wastewater collection and treatment, potable and recycled water supply, utilities, parks, schools, and other neighborhood infrastructure.	X		Project will be connected to and served by existing utilities with minimal impacts on City infrastructure.
Policy H-3.4	***Inclusionary Housing Program*** Continue the Inclusionary Housing Program that requires new housing developments to reserve a portion of units for lower-income households or make a payment into the City's in-lieu fee program.	X		Per the SPA and DAA the project will be required to have a 15 percent inclusionary requirement.

G. Written Comments Received

Pearson II, Joe <joe.pearson@oxnard.org>

Re: [Ask Planning Action] PZP: 20-630-01, PZ 20-670-04

Lai, Dee <dee.lai@oxnard.org> Mon, Dec 6, 2021 at 11:01 AM
To: Fernando Avelar <fernandoavelar1@yahoo.com>
Cc: Joe Pearson II <Joe.pearson@oxnard.org>

Hello Fernando,
Thank you for your email. I am copying the planner Joe Pearson to respond to you as soon as possible.
Regards,

Dee Lai | Administrative Secretary III
Community Development Department
214 S C Street | Oxnard, CA 93030
O: 805.385.7878
www.oxnard.org

We welcome you back to the Service Center!

Our doors are opened to the public from 8:00 a.m. to NOON, Monday through Thursday and on our open Fridays. Online services remain available through our online portal at www.oxnard.org/planning

- General inquiries should be sent via email to Planning@oxnard.org.
- For new applications, email us at planning@oxnard.org. Large projects can be shipped with prior authorization. Smaller projects may be submitted via email.
- For existing applications, contact your assigned Case Planner by direct email.

When visiting the Service Center, please wear a mask and observe social distancing guidelines until further notice.

On Sun, Dec 5, 2021 at 11:23 AM 'Fernando Avelar' via Planning <planning@oxnard.org> wrote:

> My name is Fernando Avelar, registered voter and 14 year resident in Riverpark. The scope of the development in this area has gone far beyond what was originally envisioned for my area. I am fed up!
>
> No to Shea Properties Urban development of MORE apartments. We need businesses that mean jobs and services. This area is inundated with high density housing already with still more being built.
>
> If more housing is needed let it be with the other cites in the area. The beauty that was to be with the development of this area has gone far from what it was originally to be. No More!
>
> Fernando Avelar
> 341 Indus Pl
> Oxnard Ca 93036
>
> Sent from Yahoo Mail for iPhone

H. Resolution Recommending Approval for SPA No. 7 and Addendum

RESOLUTION NO. 2021-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. 20-630-01 (SPECIFIC PLAN AMENDMENT NO. 7 TO THE RIVERPARK SPECIFIC PLAN) TO AMEND THE LAND USE PLAN AND TEXT WITHIN THE RIVERPARK SPECIFIC PLAN, AND RECOMMENDING THAT THE CITY COUNCIL CERTIFY ADDENDUM NO. 15 TO FINAL ENVIRONMENTAL IMPACT REPORT NO. 00-03 FOR THE RIVERPARK SPECIFIC PLAN, GENERALLY LOCATED NORTH OF THE VENTURA FREEWAY (HIGHWAY 101), WEST OF EAST VINEYARD AVENUE, EAST OF THE SANTA CLARA RIVER, AND SOUTH OF CENTRAL AVENUE. FILED BY ANN WALSH OF SHEA PROPERTIES, 2751 PARK VIEW COURT, SUITE 261, OXNARD, CA 93036.

WHEREAS, on September 10, 2002 the City Council approved the entitlements for The RiverPark Specific Plan 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 RiverPark Specific Plan 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 Planning Commission of the City of Oxnard has considered the proposed map and text amendment to Pages i, 1.1, 1.6, 2.1, 2.9, 2.11, 2.12, 2.13, 2.14, 2.15, 2.16, 2.17, 2.18, 2.20, 2.21, 2.22, 2.23, 2.26, 2.27, 2.28, 2.29, 2.30, 2.31, 3.1, 3.4, 4.2, 4.5, 4.32, 6.5, 6.6, 7.5,

7.6, 7.18, 7.19, 8.3, and 8.4; and Exhibits 2.B, 2.C, 2.D, 2.I, 2.J, 3.A, 3.B, and 3.C of The RiverPark Specific Plan to introduce a new high density land use designation within Planning Districts B, C, and D (Residential: Very High (30-80 units/acre)); create a new development type (Apartments - Urban); revise planning area boundaries; update the Land Use Table; and update exhibits for consistency with proposed changes. The new land use designation will be applied in combination with the existing Commercial: Regional land use. This will allow for the option to develop up to 1,025 additional residential units under the RiverPark Specific Plan, in exchange for a reduction of up to approximately 562,457 square feet of non-residential development potential in accordance with specified development scenarios, as identified in the RiverPark Specific Plan within the project area (herein referred to as the **"Project"**); and

WHEREAS, on December 16, 2021, the Planning Commission of the City of Oxnard ("**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. 7 (PZ 20-630-01) 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 December 16, 2021, 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 and Development Agreement Amendment (DAA) Land Use, Aesthetic, Earth Resources, Biological Resources, Water Resources, Transportation and Circulation, Agricultural Resources, Air Quality, Noise, Public Schools, Fire Protection, Police Protection, Parks and Recreation, Solid Waste Management, Library Services, Stormwater Drainage, Water Supply and Distribution, Wastewater Service, Entergy, Cultural Resources, Hazards, Wildfire, and Tribal Cultural Resources. The EIR Addendum concluded that no additional significant impacts were identified in Addendum No. 15 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. 15 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 and DA 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 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 following circumstances exist:

1. As outlined in Section 6(b) and Attachment F of the Planning Commission Staff report, the proposed Specific Plan Text and Map Amendment is in conformance with the 2030 General Plan and other adopted policies of the City of Oxnard;

2. As outlined in Section 6(c) of the Planning Commission Staff report, the proposed Specific Plan Text and Map Amendment is a logical refinement and internally consistent with the adopted RiverPark Specific Plan; and

3. As determined in the Addendum to FEIR No. 00-03, the proposed Specific Plan Text and Map Amendments will not adversely affect or be materially detrimental to adjacent land uses, buildings or structures or to the public health, safety or general welfare;

4. As outlined in Section 6(c - g) of the Planning Commission Staff report, the proposed RiverPark Specific Plan Amendment conforms to adopted City standards and constitutes good City planning.

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. 20-630-01 (Specific Plan Amendment No. 7 to RiverPark Specific Plan) to amend Sections Pages i, 1.1, 1.6, 2.1, 2.9, 2.11, 2.12, 2.13, 2.14, 2.15, 2.16, 2.17, 2.18, 2.20, 2.21, 2.22, 2.23, 2.26, 2.27, 2.28, 2.29, 2.30, 2.31, 3.1, 3.4, 4.2, 4.5, 4.32, 6.5, 6.6, 7.5, 7.6, 7.18, 7.19, 8.3, and 8.4; and Exhibits 2.B, 2.C, 2.D, 2.I, 2.J, 3.A, 3.B, and 3.C of The RiverPark Specific Plan to introduce a new high density land use designation within Planning Districts B, C, and D (Residential: Very High (30-80 units/acre)); create a new development type (Apartments - Urban); revise planning area boundaries; update the Land Use Table; and update exhibits for consistency with proposed changes. The new land use designation will be applied in combination with the existing Commercial: Regional land use. This will allow for the option to develop up to 1,025 additional residential units under the RiverPark Specific Plan, in exchange for a reduction of up to approximately 562,457 square feet of non-residential development potential in accordance with specified development scenarios, as identified in the RiverPark Specific Plan, subject to mitigations listed in FEIR No. 00-03 for The RiverPark Specific Plan (all amendments as identified within Exhibit A).

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. 15 (Attachment D) to FEIR No. 00-03, and Subsequent Addendums was considered by the Planning Commission at the public hearing for the RiverPark Specific Plan Amendment and Development Agreement Amendment. The 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 to the MND 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 16th day of December 2021 by the following vote:

_____
Daniel Chavez, Jr, Chair

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

RECUSED: Commissioners:

_____
Scott Kolwitz, Secretary

EXHIBIT A

SPECIFIC PLAN AMENDMENT PAGES
(See Attachment B of Planning Commission staff report)

I. Resolution Recommending Approval for Second DAA

RESOLUTION NO. 2021-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING THE SIXTH AMENDMENT TO RIVERPARK DEVELOPMENT AGREEMENT NO. 6128 (PLANNING AND ZONING PERMIT NO. 20-670-04) AND RECOMMENDING THAT THE CITY COUNCIL CERTIFY ADDENDUM NO. 15 TO FINAL ENVIRONMENTAL IMPACT REPORT NO. 00-03 FOR THE RIVERPARK SPECIFIC PLAN, GENERALLY LOCATED NORTH OF THE VENTURA FREEWAY (HIGHWAY 101), WEST OF EAST VINEYARD AVENUE, EAST OF THE SANTA CLARA RIVER, AND SOUTH OF CENTRAL AVENUE. FILED BY ANN WALSH OF SHEA PROPERTIES, 2751 PARK VIEW COURT, SUITE 261, OXNARD, CA 93036.

WHEREAS, on September 10, 2002 the City Council approved the entitlements for The RiverPark Specific Plan to guide future development on the 702-acre project site; and

WHEREAS, On September 10, 2002, the City Council adopted Ordinance No. 2605, approving Planning and Zoning Permit No. 01-5-46 (Development Agreement No. A-6128) between the owners of the RiverPark Project and the City of Oxnard; and

WHEREAS, On December 14, 2004, the City Council adopted the first Development Agreement Amendment which incorporated properties located within the RiverPark Specific Plan that were acquired by RiverPark A and RiverPark B after the effective date of the DA, including clarifications of duties and ownership relating to RiverPark and the previous project for park of the site, the Oxnard Town Center development; and

WHEREAS, On July 16, 2007, the City Council adopted the second Development AgreementAmendment, which incorporated changes related to the ability to locate a multiplex theater in District D of the RiverPark Specific Plan area; and

WHEREAS, On October 5, 2010, the City Council adopted Ordinance No. 2830 approving the third Development Agreement Amendment, maintaining development fees at current levels for an extended period of time, based on market conditions at the time; and

WHEREAS, On July 5, 2012, the City Council adopted Ordinance No. 2856 approving the fourth Development Agreement Amendment to reflect changes in numerical values for commercial square footage and residential units proposed in the fourth amendment to the RiverPark Specific Plan, along with construction timing milestones and fee adjustments; and

WHEREAS, On December 10, 2013, the City Council adopted Ordinance No. 2877 approving the fifth Development Agreement Amendment maintaining traffic development fees at current levels for an extended period of time; 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, the Planning Commission of the City of Oxnard ("**Planning Commission**") has considered an application for Planning and Zoning Permit No. 20-670-04 (**"Project"**), a sixth amendment to Development Agreement No. A-6128 (Development Agreement) between the CITY OF OXNARD, a municipal corporation of the State of California (the "City") and SOCM I, LLC, a Delaware limited liability company ("SOCMI"), RIVERPARK POINTE, LLC, a Delaware limited liability company ("Riverpark Pointe"), RIVERPARK LANDING, LLC, a Delaware limited liability company ("Riverpark Landing"), OAKMONT OF RIVERPARK LLC, a California limited liability company ("Oakmont"), SUNFLOWER, LP, a California limited partnership ("Sunflower"). Collectively, SOCMI, Riverpark Pointe, Riverpark Landing, Oakmont, and Sunflower are referred to herein as the "Riverpark Commercial Area Developers." (collectively referred to "Applicant" or "Developer" in the record of proceedings); and

WHEREAS, the Sixth Development Agreement Amendment (DAA) shall allow for a time extension, impact fee modifications, and define future affordable housing requirements. The proposed changes are included in Exhibit A to this Resolution; and

WHEREAS, on December 16, 2021, the Planning Commission of the City of Oxnard ("**Planning Commission**") conducted a duly noticed public hearing where written and oral comments were received and reviewed to consider an application for a Development Agreement (PZ 20-670-04) 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 December 16, 2021, 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 California Government Code 65864 through 65869.5; 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 and Development Agreement Amendment (DAA) Land Use, Aesthetic, Earth Resources, Biological Resources, Water Resources, Transportation and Circulation, Agricultural Resources, Air Quality, Noise, Public Schools, Fire Protection, Police Protection, Parks and Recreation, Solid Waste Management, Library Services, Stormwater Drainage, Water Supply and Distribution, Wastewater Service, Entergy, Cultural Resources, Hazards,

Wildfire, and Tribal Cultural Resources. The EIR Addendum concluded that no additional significant impacts were identified in Addendum No. 15 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. 15 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 and DA 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 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 Development Agreement Amendment is consistent with the 2030 General Plan; and

WHEREAS, the pursuit of the Development Agreement Amendment is a reasonable exercise of the City's police powers to ensure the continued health, safety, and welfare of the public by providing housing opportunities for the residents of the City of Oxnard; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing that the following circumstances exist:

1. As outlined in Section 6(b) and Attachment F of the Planning Commission Staff report, the proposed Development Agreement Amendment is in conformance with the 2030 General Plan and other adopted policies of the City of Oxnard;

2. As outlined in Section 6(h) of the Planning Commission Staff report, the proposed Development Agreement Amendment is a logical refinement and internally consistent with the adopted RiverPark Development Agreement; and

3. As determined in the Addendum to FEIR No. 00-03, the proposed Development

Agreement Amendment will not adversely affect or be materially detrimental to adjacent land uses, buildings or structures or to the public health, safety or general welfare;

4. As outlined in Section 6(c - g) of the Planning Commission Staff report, the proposed Development Agreement in association with the RiverPark Specific Plan Amendment conforms to adopted City standards and constitutes good City planning.

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) adopt an ordinance approving Planning and Zoning Permit No. 20-670-04 (Amendment No. 6 to Development Agreement No. A - 6128) to amend the Development Agreement pursuant to Exhibit A, hereto attached.

SECTION 1. The Recitals above are true and correct and incorporated herein by this reference.

SECTION 2. The Planning Commission finds that the Riverpark Development Agreement 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 Development Agreement 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 Development Agreement 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 Development Agreement is the best use for the subject project site.

SECTION 6. The Planning Commission determines that the RiverPark Development Agreement is in the best interests and welfare of the City and its residents.

SECTION 7. In recommending adoption of this Resolution for the RiverPark Development Agreement Amendment, the Planning Commission finds and determines the project is in

compliance with the California Environmental Quality Act because Addendum No. 15 to FEIR No. 00-03, and Subsequent Addendums was considered by the Planning Commission at the public hearing for the RiverPark Specific Plan Amendment and Development Agreement Amendment. The 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 to the MND 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 Development Agreement Amendment, the RiverPark Development Agreement 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 16th day of December 2021 by the following vote:

_____
Daniel Chavez, Jr, Chair

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

RECUSED: Commissioners:

_____
Scott Kolwitz, Secretary

EXHIBIT A

SIXTH DEVELOPMENT AGREEMENT TEXT
(See Attachment C of Planning Commission staff report)

RiverPark Specific Plan Amendment & Development Agreement Amendment

Planning and Zoning Permit (PZ) Nos.
20-630-01 (Seventh Amendment to The RiverPark Specific Plan), and
20-670-04 (Sixth Development Agreement Amendment)

Applicant: Ann Walsh, Shea Properties, Applicant

Joe Pearson II, Senior Planner
Scott Kolwitz, Planning and Environmental Services Manager
Vyto Adomaitis, Director of Community Development

Planning Commission
January 13, 2022

CITY OF OXNARD CALIFORNIA

Project Description (Summary)

- A request for text and map amendments to The RiverPark Specific Plan to:
  - Introduce a new high density land use designation within Planning Districts B, C, and D (Residential: Very High (30-80 units/acre));
  - Create a new development type (Apartments - Urban);
  - Revise planning area boundaries;
  - Update the Land Use Table; and
  - Update exhibits for consistency with proposed changes.

- The new land use designation will be applied in combination with the existing Commercial: Regional land use.
- This will allow for the option to develop up to 1,025 additional residential units under the specific plan, in exchange for a reduction of up to approximately 562,457 square feet of non-residential development potential.

Project Description (Summary)

Residential Option Development Scenarios		
Scenario	**Additional Residential Units**	**Reduction in Commercial Development**
Districts B, C & D	1,025	-562,457
Districts B & C	613	-336,377
Districts C & D	692	-379,727
Districts B & D	745	-408,810
District B[a]	333	-182,730
District C[b]	280	-153,647
District D[c]	412	-226,080

Project Description (Summary)

- The proposed Development Agreement Amendment (DAA) will allow for:
  - A time extension,
  - Impact fee modifications, and
  - Define future affordable housing requirements.
- The RiverPark Development Agreement does not cover the properties or development within the proposed District B.

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 State California Environmental Quality Act (CEQA) Guidelines.

Project Location

Subject Site: RiverPark

Location: The 702-acre RiverPark Specific Plan site is located in the western portion of Ventura County, in the northwestern edge of the City of Oxnard, and is bounded by:

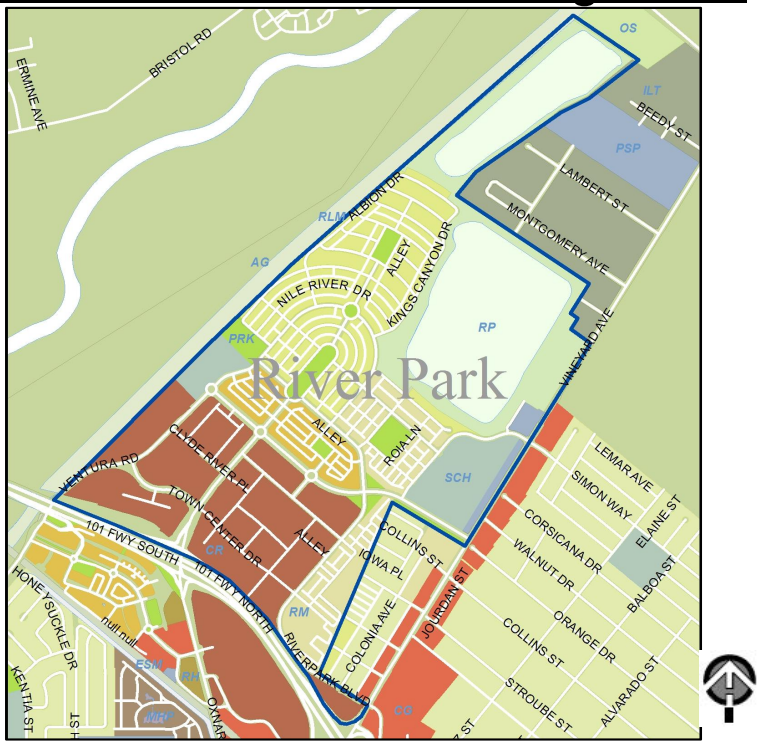
- Ventura Freeway (Highway 101) to the South,
- Vineyard Avenue to the east,
- Central Road to the North, and
- Santa Clara River to the west.

Project Location

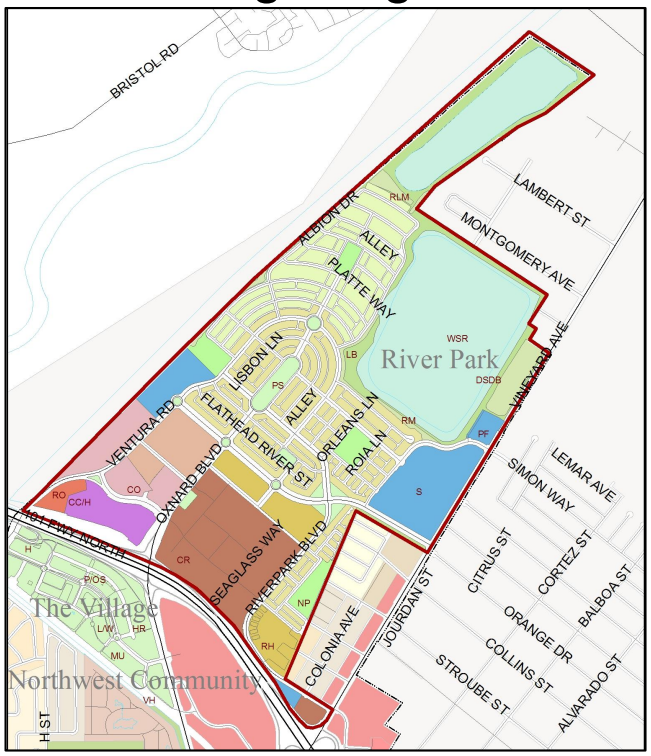
LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	The RiverPark Specific Plan	Commercial Regional, Residential: Low-Medium, Medium, and Medium-High, Park, School, Public Semi-Public; Resource Protection; Easement	Mixed Use commercial and apartment project, affordable apartment development.
North	County Unincorporated	County Unincorporated	Light Industrial Development
East	C-2-PD, R-1-PD, R-3-PD, R-2-PD	Residential: Low, Low-Medium, and Medium, Commercial General	Mixed residential (Single Family, Duplexes, Apartments), Commercial
South	The Village Specific Plan and C-2-PD	Residential: Medium-High, High; Commercial General, Commercial Regional, and Park	Mixed Use commercial and apartment project, affordable apartment development.
West	County Unincorporated	County Unincorporated	Santa Clara River

General Plan & Zoning Maps

General Plan Land Use Designations



Zoning Designations



Background - RiverPark Specific Plan

- The RiverPark Specific Plan was adopted by the City Council on September 10, 2002:
  - The original plan allowed for the development of 2,805 dwelling units and 2,485,000 square feet of commercial development.
  - The current amended plan allows for the development of 3,043 dwelling units and 2,098,000 square feet of commercial development.
  - Follows the design principles of the New Urbanism and Smart Growth movements.
- Six previous amendments to the RiverPark Specific Plan have been approved:
  1. PZ 02-630-05 on October 22, 2002
  2. PZ 03-630-03 on July 27, 2004
  3. PZ 09-630-09 on April 14, 2009
  4. PZ 10-630-02 on June 14, 2011
  5. PZ 09-630-03 on June 5, 2012
  6. PZ 18-630-01 on February 19, 2019

Background - Development Agreement

- On September 10, 2002, the City Council adopted Ordinance No. 2605, approving Planning and Zoning Permit No. 01-5-46 (Development Agreement No. A-6128) between the owners of the RiverPark Project and the City of Oxnard.

- Five previous amendments to the RiverPark DA have been approved.
  1. December 14, 2004
  2. July 16, 2007
  3. October 5, 2010
  4. July 5, 2012
  5. December 10, 2013

December 16, 2021 Planning Commission

- On December 16, 2021, the Planning Commission considered Seventh Amendment to the RiverPark Specific Plan, the Sixth Development Agreement Amendment and certification of an Addendum to Final Environmental Impact Report No. 00-03.

- After deliberation the Commission made a motion to remove potential residential development within District D from the Specific Plan Amendment request and continue the project to a date certain of January 13, 2022.

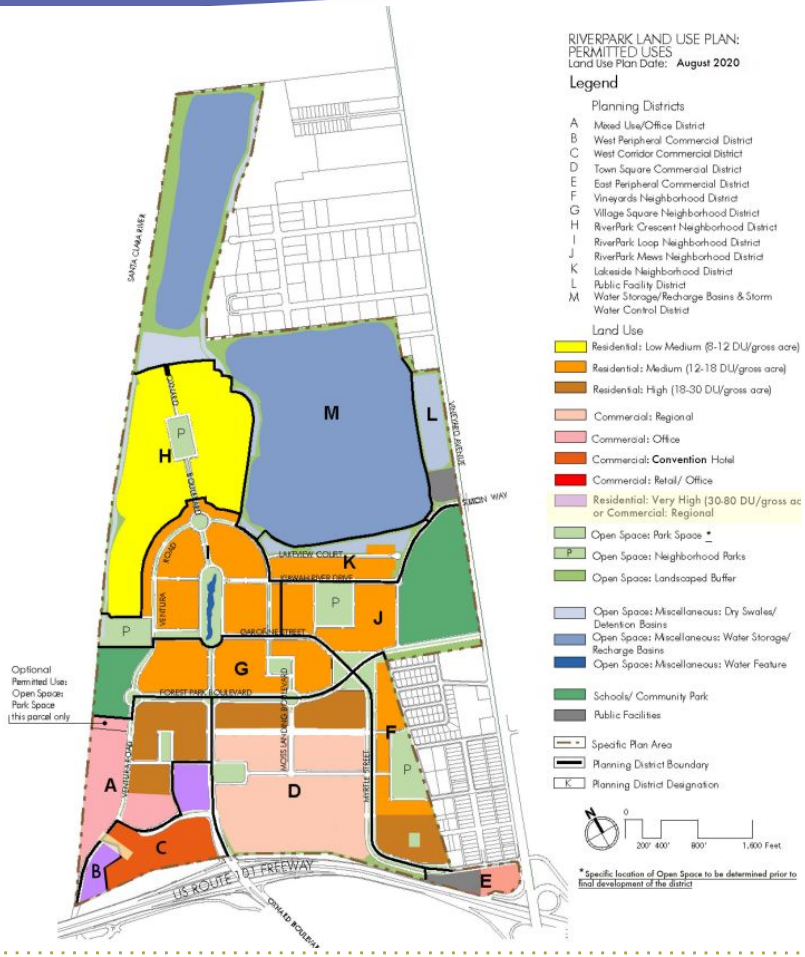
- No changes were requested to the proposed Sixth Amendment Development Agreement or the Addendum to Final Environmental Impact Report No. 00-03

Specific Plan Amendment Change #1

- To allow for an increase in the maximum number of residential units allowed under the specific plan and potential reduction of commercial square footage as would occur under various development options.

Project Wide Maximum Allowed Development Under the Residential Development Options		
Residential Options Selected by District	Maximum Number of Residential Units	Maximum square feet of retail, hotel/convention, and office uses
B & C	3,656	1,761,623
B	3,376	1,915,270
C	3,323	1,944,353
No Residential	3,043	2,098,000

Specific Plan Amendment Change #1



Specific Plan Amendment Change #2

- Adjustment in the distribution of commercial building square footage among the Specific Plan Districts, including the reduction of the maximum amount of commercial in Districts F, G, I, and J and a corresponding increase in the commercial square footage of District D.

D	**Town Square Commercial District**			
	COMMERCIAL: REGIONAL (Retail/Entertainment)	68.2	949	
	VERTICAL MIXED USE OVERLAY			0
	RESIDENTIAL: HIGH[3]	15.0	0	320-512
	OPEN SPACE: PARK SPACE	3.5	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	0.8		
	OPEN SPACE: LANDSCAPE BUFFER	0.9	NA	
	Subtotals Planning District D	**88.4**	**949**	**320-512**
E	**East Peripheral Commercial District**			
	COMMERCIAL: REGIONAL	7.5	110	
	PUBLIC FACILITIES	1.4	NA	
	Subtotals Planning District E	**8.9**	**110**	**NA**
F	**Vineyards Neighborhood District**			
	RESIDENTIAL: HIGH[3]	12.3	NA	140-310
	RESIDENTIAL: MEDIUM[3]	15.5	0[8]	150-172
	OPEN SPACE: PARK SPACE	2.1	NA	
	OPEN SPACE: NEIGHBORHOOD PARK	7.4		
	OPEN SPACE: LANDSCAPE BUFFER	0.6		
	Subtotals Planning District F	**37.9**	**0**	**290-482**
G	**Village Square Neighborhood District**			
	RESIDENTIAL: MEDIUM[3]	37.6	0[8]	325-425
	OPEN SPACE: PARK SPACE	2.8	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	1.2		
	SCHOOLS / COMMUNITY PARK[2,4,5]	11.4	NA	
	Subtotals Planning District G	**53.0**	**0**	**325-425**
H	**RiverPark Crescent Neighborhood District**			
	RESIDENTIAL: LOW MEDIUM	80.6	NA	450-492
	OPEN SPACE: NEIGHBORHOOD PARKS	3.3		
	Subtotals Planning District H	**83.9**	**0**	**450-492**
I	**RiverPark Loop Neighborhood District**			
	RESIDENTIAL: MEDIUM[3]	43.0	0[8]	375-510
	OPEN SPACE: PARK SPACE	6.6	NA	
	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[3]	21.0	0[8]	220-310
	OPEN SPACE: PARK SPACE	1.4	NA	
	OPEN SPACE: NEIGHBORHOOD PARKS	6.1		
	OPEN SPACE: LANDSCAPE BUFFER	2.5		
	SCHOOLS / COMMUNITY PARK[2,4,5]	30.4	NA	
	Subtotals Planning District J	**61.4**	**0**	**220-310**

Specific Plan Amendment Change #3

- Add a 7th residential product type :Apartments-Urban.
- The SPA will provide development standards for the new housing type, including:
  - Building coverage,
  - Building height,
  - Setbacks,
  - Open space requirements,
  - Parking requirements,
  - Parking Management Plan, and
  - Access requirements.

4 RESIDENTIAL Master Plan 4.32

7-R Apartments - Urban

Lot Frontage

Lots front the public street

Lot Area Min. 20,000 s.f.

Lot Width Min. 100'

Building Envelope

Lot Coverage 90% max., not including porches and stoops

Building Height 90' maximum

Setbacks

Front Min. 5'

Side Min. 5'

Rear Min. 5'

Permitted Encroachments

Porches: Max. 5'

Eaves: Max 5'

Balconies: Max. 5'

Building Orientation and Use

- Buildings uses shall be in accordance with the Regulating Plan. See Section 2 for land use types.
- **Service Requirements**
- Access to parking shall be from a common drives shared with adjacent lots, or by drives within the lot spaced not more than 250' on center.
- Access to trash collection, dry utility meters and other service functions shall be within the areas designated for parking or within the block and not visible from the street.

Parking and Open Space Requirements

- Each dwelling unit shall be provided with at least 1 on-site parking space. Units with 2 bedrooms shall be provided with 1½ spaces, and units with 3 or more bedrooms shall be provided with 2 spaces. These parking requirements are inclusive of guest parking. For affordable housing, parking will be governed by State Code.
- Surface parking lots that are visible from the street shall be screened by landscaping.
- Parking may be located in in a podium, a wrapped parking structure or subterranean. Distance from an entrance to a parking structure to a residential entrance shall be 300' maximum.
- A Parking Management Plan (PMP) describing parking counts, onsite and curbside parking management and enforcement practices will be required for all apartment projects. The PMP shall be approved by the City Traffic Engineer. The PMP may allow shared parking arrangements with adjacent uses or districts.
- Curbside parking may be used to partially satisfy the requirement for guest parking which cannot be met on site, when and where possible based on the Parking Management Plan.
- Secure mail and parcel delivery provisions shall be included, coordinated with Oxnard Police Department (OPD).
- Long term and short term bicycle storage per the city's Bicycle Master Plan shall be provided to meet residential unit storage requirements.
- Common and private open space combined shall be a minimum of 20% of the area of the lot, and can be yards or courts at grade, roof decks, or individual or common balconies. Balconies, if provided, must be a minimum 6' x 8' in size. All other common exterior open spaces must be a minimum of 15' in width. Location of these spaces should be designed so that all units have reasonable access to some form of open space. Common space alone shall be a minimum of 10% of lot area, and amenities shall be provided, including at least one of the following: Swimming pool, spa, sports court, BBQ and picnic facility, recreation room, or exercise course and stations. Interior common spaces can count toward this requirement if recreational amenities are provided.

Specific Plan Amendment Change #4

- Provide the maximum number of units per bedroom unit types for the additional residential development.
- This is to ensure the final unit mix and population numbers are consistent with the analysis provided in Addendum 15 to the RiverPark FEIR.

7.10.4 Residential Unit Mix within Residential Very High Districts

Within the Residential Very High portions of Districts B and C, the number of residential units collectively will be limited to up to 613 units and by the bedroom unit type. The maximum number of units per bedroom unit types are as follows:

Studio Units	68
One Bedroom Units	300
Two Bedroom Units	215
Three Bedroom Units	30

If a development is proposed that would require an increase in the maximum number of a specific unit type or types, a corresponding decrease in another unit type or types will be required, utilizing a conversion rate of 1.18 persons per bedroom. The Master Developer and TMP will monitor the unit type mix of the Residential Very High portions of Districts B, C to insure that the maximum overall unit count and bedroom unit types are not exceeded.

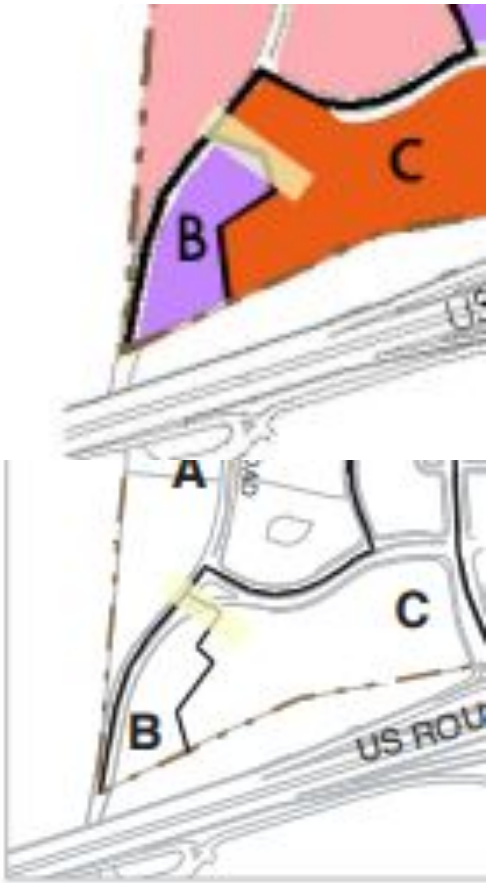
Specific Plan Amendment Change #3 & #4

- The SPA requires a Parking Management Plan (PMP) for future Apartment - Urban developments.
- The SPA assumes 1.18 persons per bedroom.

Required Onsite Parking			
Studio	One Bedroom	Two Bedroom	Three Bedroom
68 Units	300 Units	215 Units	30 Units
1 parking space	1 parking space	1.5 parking spaces (averaged)	2 parking spaces

Specific Plan Amendment Change #5

- Reconfigure the boundary of District B in Exhibits 2.B, 2.C, 2.D, 2.I, and 3.C to be consistent with the development that has taken place or been entitled in District B and C.



General Plan Consistency

- Urban Village
  - RiverPark is located within the North Oxnard Transit Enhancement District (NOTED) Urban Village as defined in the 2030 General Plan.
  - Urban Villages shall be characterized by:
    - Infill and/or development of formerly agricultural land
    - Reinvestment in the existing community
    - Mixture of land uses
    - Mix of residential densities and housing types
    - Providing a minimum of 15 percent affordable housing
    - Location along or near corridors, downtown, and transit nodes
    - Transit, pedestrian, and bicycle circulation given high priority

Riverpark Specific Plan Amendment

Environmental Review

- An environmental consultant, under the supervision of Planning Division staff, has prepared Addendum No. 15 to the approved FEIR No. 00-03 to evaluate potential environmental impacts of the proposed Project. Addendum No. 15 to the FEIR No. 00-03 was prepared pursuant to the requirements of the California Environmental Quality Act (CEQA).
- The addendum evaluated each of the development options.
- The Addendum for the Project analyzed the changes between the original project and the proposed project options.
- The revised Project was within the scope of the options analyzed in Addendum No. 15, therefore no changes are required to the Addendum

Environmental Review (Continued)

- For all issue areas, the Addendum concludes that that Project would not result in new or substantially more severe impacts than those identified in the prior EIR, with the incorporation of the previously identified mitigations.

- Lastly, the original mitigations will remain applicable. These mitigations will be applicable to any future projects developed under the specific plan.

Staff Recommendation

Recommendation: That the Planning Commission:

a) Adopt Resolution 2022-XX recommending City Council approval of Planning and Zoning Permit No. 20-630-01 (Amendment to The RiverPark Specific Plan) and to remove the Residential: Very High land use from District D of the RiverPark Specific Plan Amendment, subject to certain findings, and certification of an Addendum to FEIR No. 00-03; and

b) Adopt Resolution 2022-XX recommending City Council approval of Planning and Zoning Permit No. 20-670-04 (Sixth Amendment to Development Agreement No. A-6128) for The RiverPark Specific Plan, subject to certain findings, and certification of an Addendum to FEIR No. 00-03.

CITY OF OXNARD CALIFORNIA

Questions

CITY OF OXNARD CALIFORNIA

PLANNING COMMISSION
STAFF REPORT

TO: Planning Commission

FROM: Randy Baez, Associate Planner

DATE: January 13, 2022

SUBJECT: **Project Name: Tacos El Diablo Alcohol Special Use Permit;** Planning and Zoning Permit No. 21-510-01 (Special Use Permit - Alcohol): Located at 509 South C Street (APN: 202-0-131-230).

1) **Recommendation:** That the Planning Commission ("**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 Resolution 2022-XX approving Planning and Zoning Permit No. 21-510-01 (Special Use Permit - Alcohol), subject to certain findings and conditions.

2) **Project Description and Applicant:** A request for approval of a Special Use Permit (SUP) to sell beer and wine for on-site consumption (Alcohol Beverage Control (ABC) License Type 41[1]) at an existing 770 square-foot commercial suite within a 2,350 square-foot building for an existing restaurant on a 0.16-acre site located at 509 South C Street (APN: 202-0-131-230) within the Downtown Core (DT-C) zone (Attachment A). Alcohol sales shall be limited to 7:00 a.m. to 9:00 p.m. daily. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines. For purposes of this staff report, the foregoing project description shall be referred to as the "**Project**". Filed by Juan Carlos Cortes, Business Owner, on behalf of property owner Donald Rosen, TR, 6520 Platt Avenue #267, West Hills, CA 91307.

   Please see the reduced Project plans (Attachment B) for more details.

3) **Existing & Surrounding Land Uses:** The 0.16-acre Project site is currently developed with a 2,350 square-foot multi-tenant commercial building located within the Downtown

[1] ABC License Type 41 (On-Sale Beer & Wine - Eating Place) (Restaurant) Authorizes the sale of beer and wine for consumption on or off the premises where sold. Distilled spirits may not be on the premises (except brandy, rum, or liqueurs for use solely for cooking purposes). Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises.

Core (DT-C) zoning district. The Project site is surrounded by a mixture of commercial and residential. The following table summarizes the land uses and zoning designation of the Project site and adjacent properties, which are also illustrated below in Exhibit A.

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Downtown (DTN)	Downtown Core (DT-C)	Multi-Tenant Commercial
North	Downtown (DTN)	Downtown Core (DT-C)	Parking Lot
South	Downtown (DTN)	Downtown Core (DT-C)	Commercial - Office
East	Downtown (DTN)	Downtown Core (DT-C)	Public Space (Plaza Park)
West	Downtown (DT-E)	Downtown Edge (DT-E)	Multi-Tenant Commercial - Office

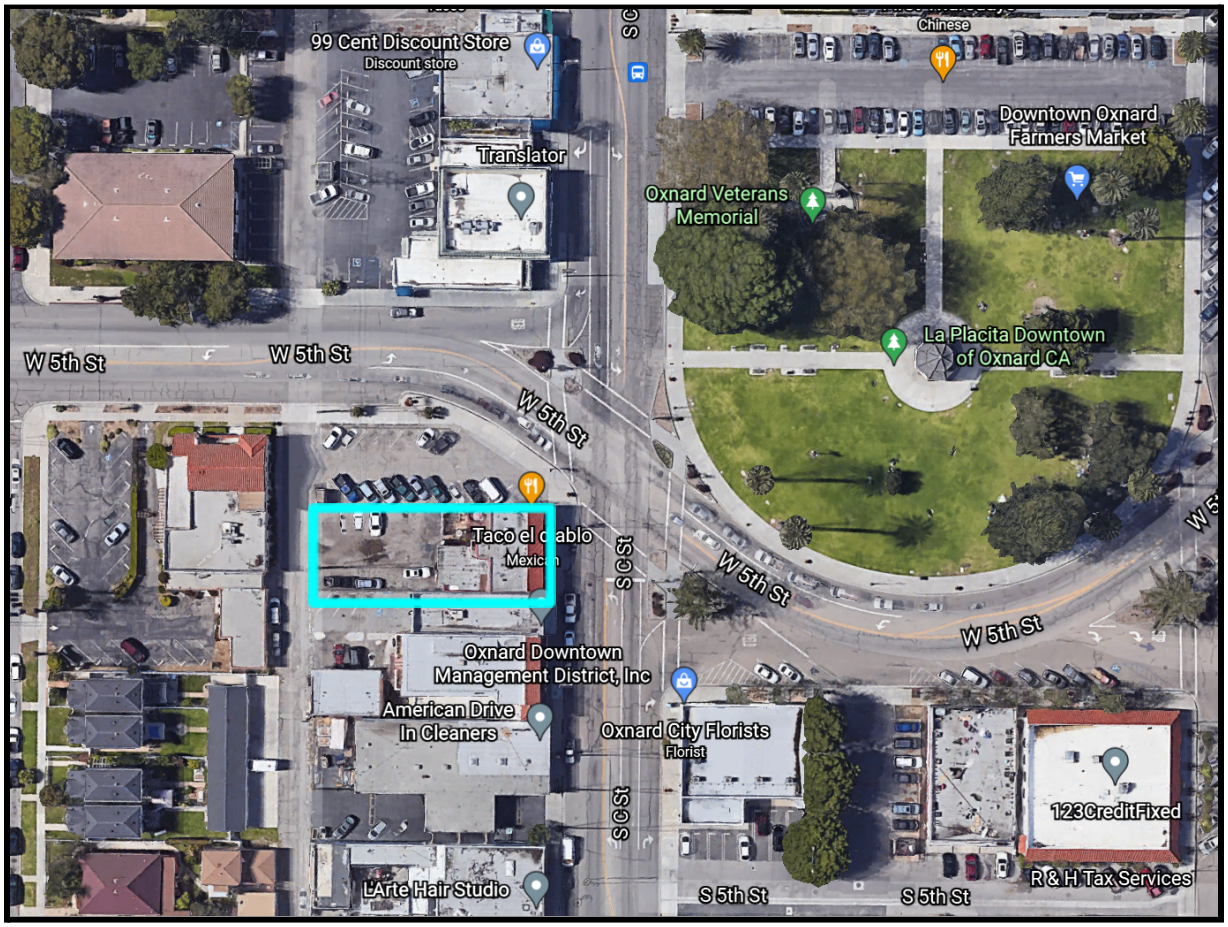


Exhibit A

4) **Background Information:** The two-story commercial building was constructed with two second-story residential dwelling units in 1927. In 1964, a 610 square-foot, single-story addition was constructed along the rear of the two-story building. In 1977, building permits authorized the upstairs dwelling units to be converted to commercial office spaces. The subject tenant space is the northernmost first floor commercial space. In July 1981, the Planning Commission conditionally approved Special Use Permit No. 963, authorizing the on-site sale and consumption of beer and wine within the existing 738 square-foot restaurant located on the first floor at 509 South C Street. The business at the time was known as The Hungry Ox, but had been operating most recently as "California's Pizza and Drinks", which closed in early 2020. That ABC License expired due to non-renewal in 2010.

   On January 17, 2019, the Planning Commission adopted Resolution No. 2019-02 approving Special Use Permit No. 16-520-03 to allow 1,596 square feet of second story commercial office space to be converted into two residential dwelling units. The conversion required the existing unreinforced masonry building to be seismically retrofitted and plumbed for fire sprinklers to meet current safety requirements. However, the Developer has not diligently developed that project, as no Building Permits have been applied for as of the date of this staff report. As such, Special Use Permit No. 16-520-03 is scheduled to expire on January 17, 2022.

5) **Environmental Determination:**
   In accordance with Section 15301, Class 1 (Existing Facilities) of the State 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. The Project involves a request to sell alcohol for on-site consumption within an existing multi-tenant commercial building and will not increase the square footage of the existing building. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. 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 (Attachment C).

6) **Analysis:**

   a) ***General Discussion:*** Tacos El Diablo is a small family owned restaurant focusing on fresh Mexican food, and currently operates at the project site. The business originally opened in mid-2020. The Applicant is requesting the approval to allow the sale of beer and wine for on-site consumption within the existing 770 square-foot dining area and the 540 square-foot outdoor patio (ABC License Type 41). The restaurant will be staffed by 7-8 employees and the restaurant currently operates from 11:00 a.m. to 9:00 p.m. daily, but is requesting the allowance of serving beer and wine as a restaurant from 7:00 a.m. to

9:00 p.m.

No physical improvements are proposed at this time.

In accordance with the Downtown Code, the ability to sell alcohol for on-site consumption is subject to approval of a SUP by the Planning Commission.

b) ***General Plan & Zoning Consistency:*** The 2030 General Plan designation for the site is Downtown (DTN) and the zoning designation is for Downtown Core (DT-C). General Plan Policy ICS-19.2 encourages Police Department review of development projects. The Project was reviewed by the Police Department and their recommendations are incorporated into the conditions of approval. Therefore, this Project is consistent with Policy ICS-19.2.

The Project is proposed in the Downtown Core (DT-C) zone district. In accordance with the Downtown Code Table 16-148 (Related Uses within the DT E-O, DT-G, and DT-C), the sales of alcoholic beverages for on-site consumption are permitted through the approval of a Special Use Permit. Therefore, with approval of this permit, the proposed use is consistent with the zoning designation of the property.

c) ***Police Department Review:*** The Oxnard Police Department provided a comprehensive report and analysis of the proposed alcohol request (Attachment D) in accordance with City Council Resolution No. 11,896 (Attachment E). The report analyzes the number of establishments selling alcoholic beverages within 350 feet and 1,000 feet of the Project site to determine whether a presumption of undue concentration exists, and whether approval of the SUP is likely to significantly aggravate policing problems. The Police Department's Report is broken down into an analysis of the concentration of alcohol outlets, crime statistics, police and community input, and conclusion. The table below summarizes the findings of the Police Department's Report:

Location	Same type within 350 feet?	Same type within 1,000 feet?	Likely to Cause Police problem?	Undue concentration as defined in Resolution No. 11,896 or Business and Professions Code Section 23958.4?
Doc's Beer & Wine 521 S. C St.	No	No (Type 20)	No, as conditioned	Yes (State)
Glass Bottle Liquor 344 S C St.	No	No (Type 21)	No, as conditioned	Yes (State)
Knights of	No	No (Type 51)	No, as conditioned	Yes (State)

Columbus 632 S. D St.				
Doc's Meat Market #2 630 S. C St.	No	No (Type 20)	No, as conditioned	Yes (State)
La Mexicana Market 601 S. A St.	No	No (Type 20)	No, as conditioned	Yes (State)
La Veros Mexican Seafood 231 W. Fifth St.	No	No (Type 47)	No, as conditioned	Yes (State)
Sushi Way 455 S. A St.	No	No (Type 47)	No, as conditioned	Yes (State)
Izzy Otani Fish Market 610 S. A St.	No	Yes (Type 41)	No, as conditioned	Yes (State)
Las Amigas Restaurant 529 S. A St.	No	No (Type 47)	No, as conditioned	Yes (State)

Concentration of Alcohol Outlets***:***

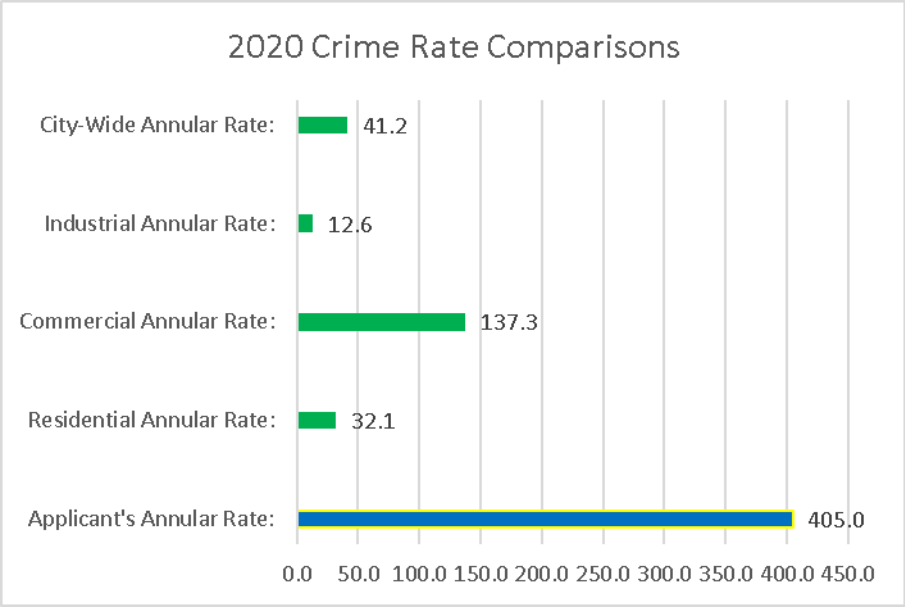
According to the Police report, there are no establishments of the same type located within 350 feet of the Project site. There is only one establishment of the same ABC License Type 41 (Izzy Otani Fish Market) within 350 and 1,000 feet of the subject property. However, there are other similar establishments located between 350 feet and 1000 feet of the subject property (La Veros Mexican Seafood, Sushi Way, and Las Amigas Restaurant) that currently operate with a ABC License Type 47[2] (On-Sale General - Eating Place[2]). The Police Department has determined that as there are no other similar alcohol establishments within 350 feet of the applicant's site, there is no undue concentration by City standards.

In the case of the applicant site, as seen in the next section, the annular crime rate is above the average annular citywide rate and above the standard established in the California Business and Professions Code Section 23958.4(1). Currently there are 14

[2] ABC License Type 47 (On-Sale General - Eating Place) (Restaurant) Authorizes the sale of beer, wine and distilled spirits for consumption on the licenses premises. Authorizes the sale of beer and wine for consumption off the licenses premises. Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises.

on-sale licenses within the applicant's census tract. According to the ABC, nine on-sale licenses are allowed within this census tract. Based on the above findings, there is an undue concentration under the provisions of California Business and Professions Code Section 23958.4.

Crime Statistics:
For comparison purposes, the Police Report analyzes the average number of Part I[3] crimes and Part II[4] crimes that occur per reporting district (grid) during a selected twelve month period. In the case of this report, all calculations are based on statistics from 2020. The citywide annular average of Part 1 and Part II crimes per grid was 41.2. The average number of Part I and II crimes occurring within 1,000 feet annular area of this proposed convenience store/market was 405 during the same twelve month time period. This is approximately three times the average for commercial properties citywide; therefore, the local crime rate is high compared to other parts of the City. This is best illustrated in the graph below:



Police Department Input:
The highly elevated crime rate in the 1,000-foot radius of the applicant's business requires additional context. Of the 405 incidents, 222 are offenses (54.8% of the total incidents) that are tied to violations related to homeless habitation violations. This is not uncommon in any downtown district where social service resources are provided. Only

[3] Part I crimes include: murder, rape, robbery, theft, burglary, auto theft, assault, and arson.
[4] Part II crimes include: vandalism, weapons possession, sex offenses, drug abuse violations, driving under the influence, liquor laws, drunkenness, and disorderly conduct.

ten of the 405 incidents are alcohol related violations. There were also no crime incidents at the applicant's business during 2020.

The Beat Coordinator who is responsible for the day-to-day monitoring of activity and deployment of police resources for the surrounding area said that the location is not generally considered to be a policing problem.

Community Input:
Several nearby business operators were contacted and interviewed regarding this business' request to sell alcohol. Those operators contacted were supportive of the business and their plan to sell alcoholic beverages.

The Neighborhood Chairperson was contacted and briefed concerning the project and had no objection to the business selling beer and wine.

Public Convenience or Necessity:
The Project site is located within an area of the City where there is an "undue concentration" of alcoholic beverage establishments within the meaning of section 23958.4(a)(1) of the State's Business and Professions Code. However, there is not an "undue concentration" of similar alcoholic beverage establishments as described in City Council Resolution 11,896.

As previously noted, the crime rate is significantly higher than the City-wide average and above the State standard. Nationwide, downtown areas typically have higher crime rates than areas zoned for residential or industrial uses. This can be reasoned due to downtowns providing local government offices, social service agencies, transportation hubs, and other services which serve as magnets for human activity, all of which may attract criminal activity. However, we should not outright restrict a downtown business from fair and reasonable business practices commonly found in family restaurants due to the high crime rate. Providing restaurants the ability to serve alcoholic beverages under a strict set of operational conditions supports a fair market and would address any site-specific challenges. As downtown areas serve as hubs for a variety of activities, it is reasonable that a full set of services are provided for those who work or visit the City of Oxnard's Downtown. For these reasons, approval of this proposed permit serves "Public Convenience or Necessity" for our community.

Conclusion:
If approved, the applicant's business will operate in a well-established multi-tenant commercial building within the City of Oxnard's Downtown. Since there are no ABC Licenses of the same type within 350 feet, it can be considered that there is no undue concentration by City standards. As shown in the crime rate table above, the crime in the

area is above the city wide and commercial rate. Also, there exist 14 on-sale licenses within the applicant's census tract. According to the ABC, 9 on-sale licenses are allowed within this census tract. Therefore, there is an undue concentration of alcohol establishments under the standards established by the State of California within the meaning of section 23958.4(a)(1) of the Business and Professions Code. However, the undue concentration can be rebutted through a finding of Public Convenience orNecessity.

A finding of public convenience can be made for this proposal as it is convenient for restaurants to serve an alcoholic beverage which pairs well with the food they serve. Conversely, it would be inconvenient for a member of the public to patronize this restaurant and have to go elsewhere to obtain an alcoholic beverage that would pair well with their meal.

Based on the nature of the facility and the factors included within the Police report (crime statistics, the assessment from the Beat Coordinator, and the input from the community), the Police Department finds there is no significant reason to oppose this application. Under the recommended operating conditions, it is believed that the sales of alcohol for on-site consumption will have little, if any adverse impact on area crime or demand for policing services. Several conditions of approval have been incorporated into the draft Resolution of approval (Attachment F) in order to mitigate Police Department concerns in order to reduce the risk for potential policing problems in the future. The Applicant has accepted all proposed conditions of approval.

7) **Community Workshop and Public Input:** This Project is located within the Hobson Park East Neighborhood. On November 5, 2021, the Applicant mailed notices of the Community Workshop meeting to all property owners within the Hobson Park East and Wilson Neighborhoods. The Applicant also provided notice on the Project site with a brief description of the project and contact information. The Community Workshop was held on November 15, 2021. A total of 23 members of the community were present at the Community Workshop, and one provided comments about the effect controlled substances may have on neighborhood crime rates during this item. To date, Staff has not received any concerns or public comments regarding the proposed Project.

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

8) **Appeal Procedure:** In accordance with OCC Section 16-545 of the Oxnard 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 Planning Division's Office and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the City Council is not filed within 18 days of the Planning Commission's decision, the decision of the Planning Commission shall be considered final.

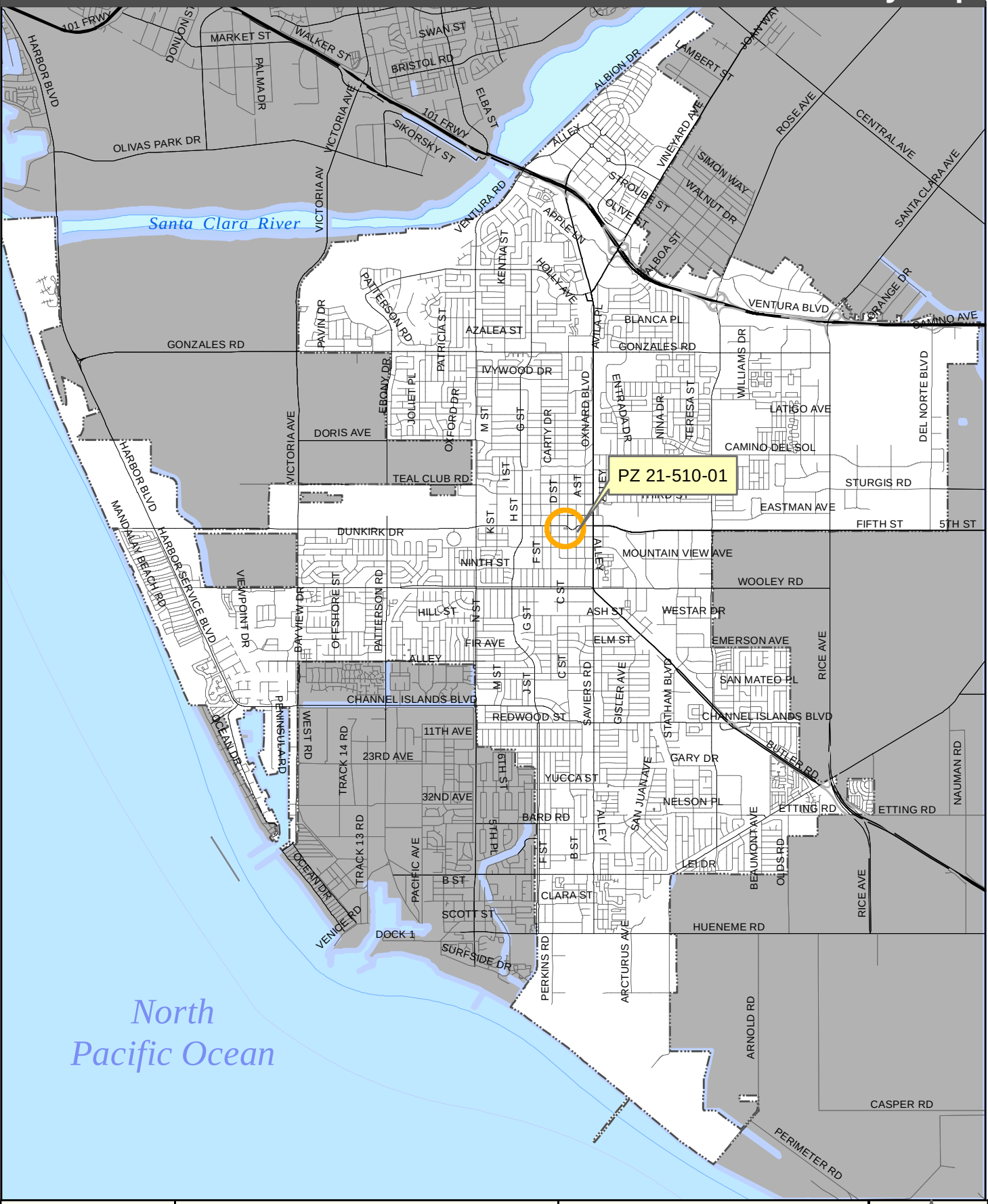
Attachments:

A. Maps (Vicinity, General Plan, Zoning, Aerial)
B. Reduced Project Plans
C. Notice of Exemption
D. Police Department Report
E. City Council Resolution No. 11,896
F. Draft Resolution of Approval PZ 21-510-01 (Special Use Permit - Alcohol)
G. Staff Presentation

Attachment

A. Maps (Vicinity, General Plan, Zoning, Aerial)

Vicinity Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

Septemeber 10, 2021

PZ 21-510-01
Location: 509 S C St
APN: 2020131230
Tacos El Diablo

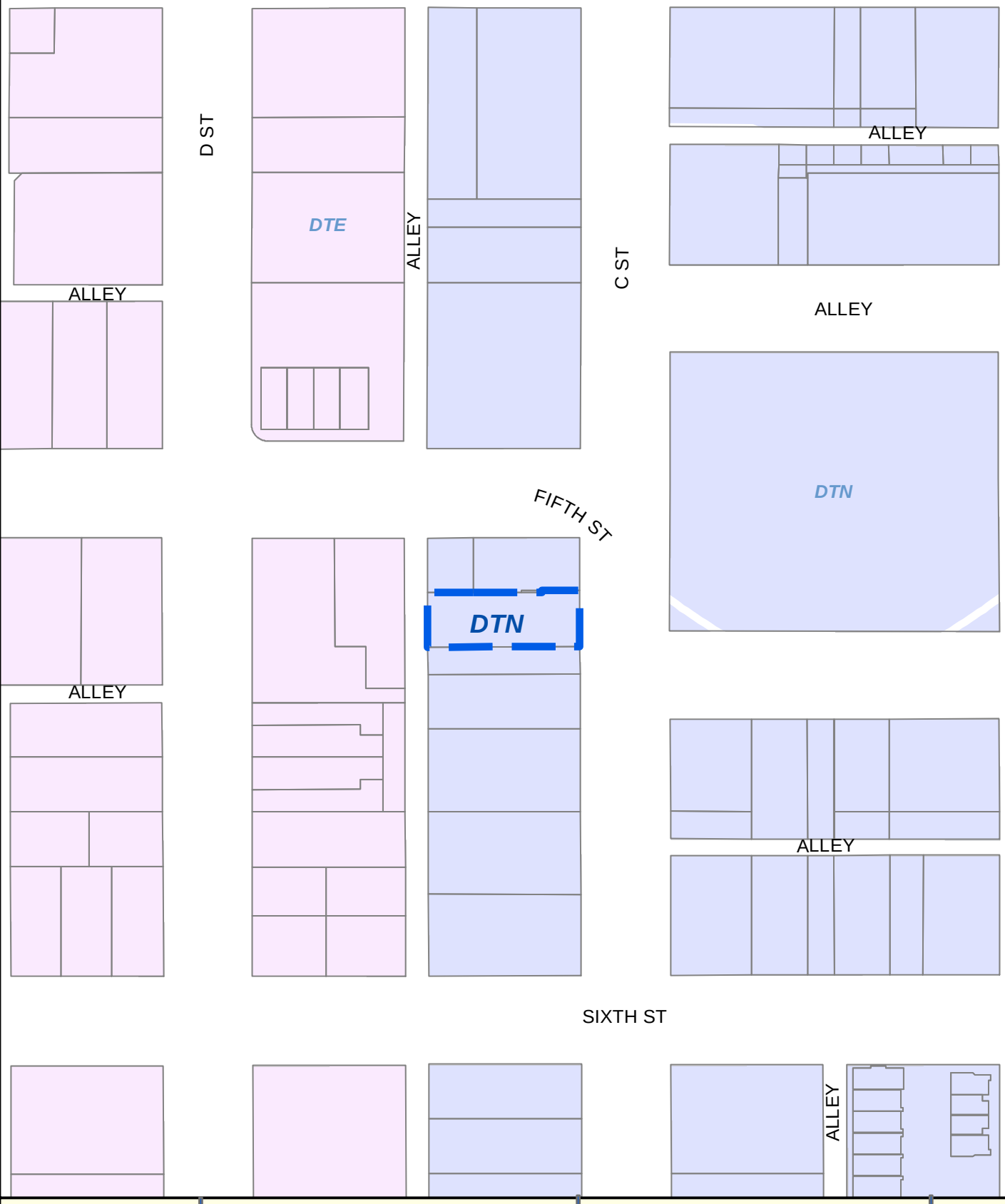
Vicinity Map

0 0.5 1 1.5 2 Miles

N

1:70,000

2030 General Plan Land Use Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

September 10, 2021

PZ 20-200-03
Location: 761 S C Street
APN: 2020135035
C Street Apartments

0 50 100 200 Feet

2030 General Plan Land Use Map

N W E S

1:1,500

Zoning/Specific Plan Map

CITY OF OXNARD CALIFORNIA

Oxnard Planning

August 11, 2021

PZ 21-516-25
Location: 2655 N Vineyard Ave
APN: 132042200
Blue Enterprises Oxnard

0 25 50 100 150 200 Feet

Zoning/Specific Plan Map

N W E S

1:1,500

Aerial Map

CITY OF OXNARD CALIFORNIA

Oxnard Planning

September 10, 2021

PZ 21-510-01
Location: 509 S C St
APN: 2020131230
Tacos El Diablo

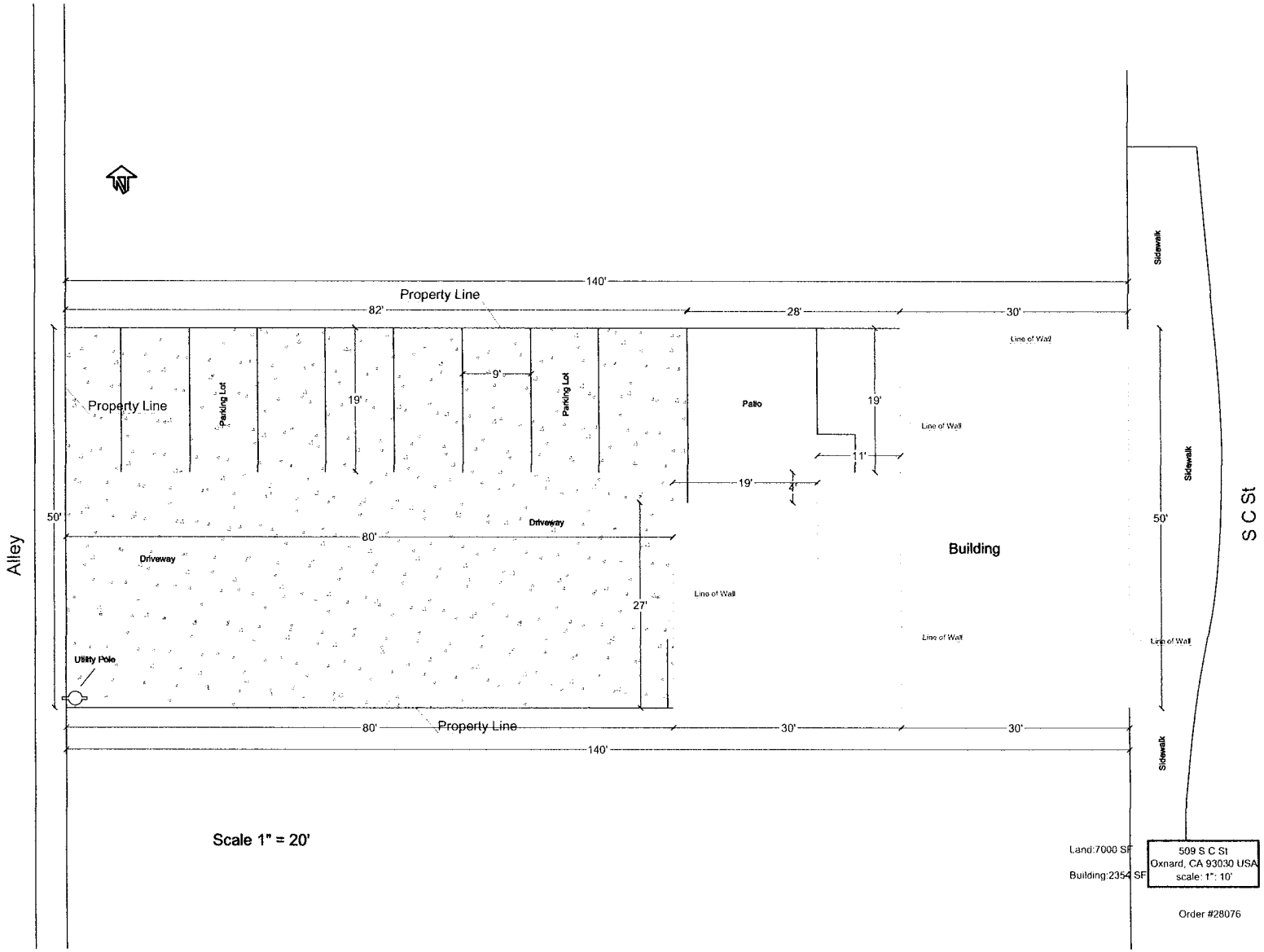
0 10 20 40 60 80 Feet

Aerial Map

N W E S

Attachment

B. Reduced Project Plans


Alley
S C St
Property Line
Property Line
Property Line
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82'
28'
30'
50'
80'
9'
19'
19'
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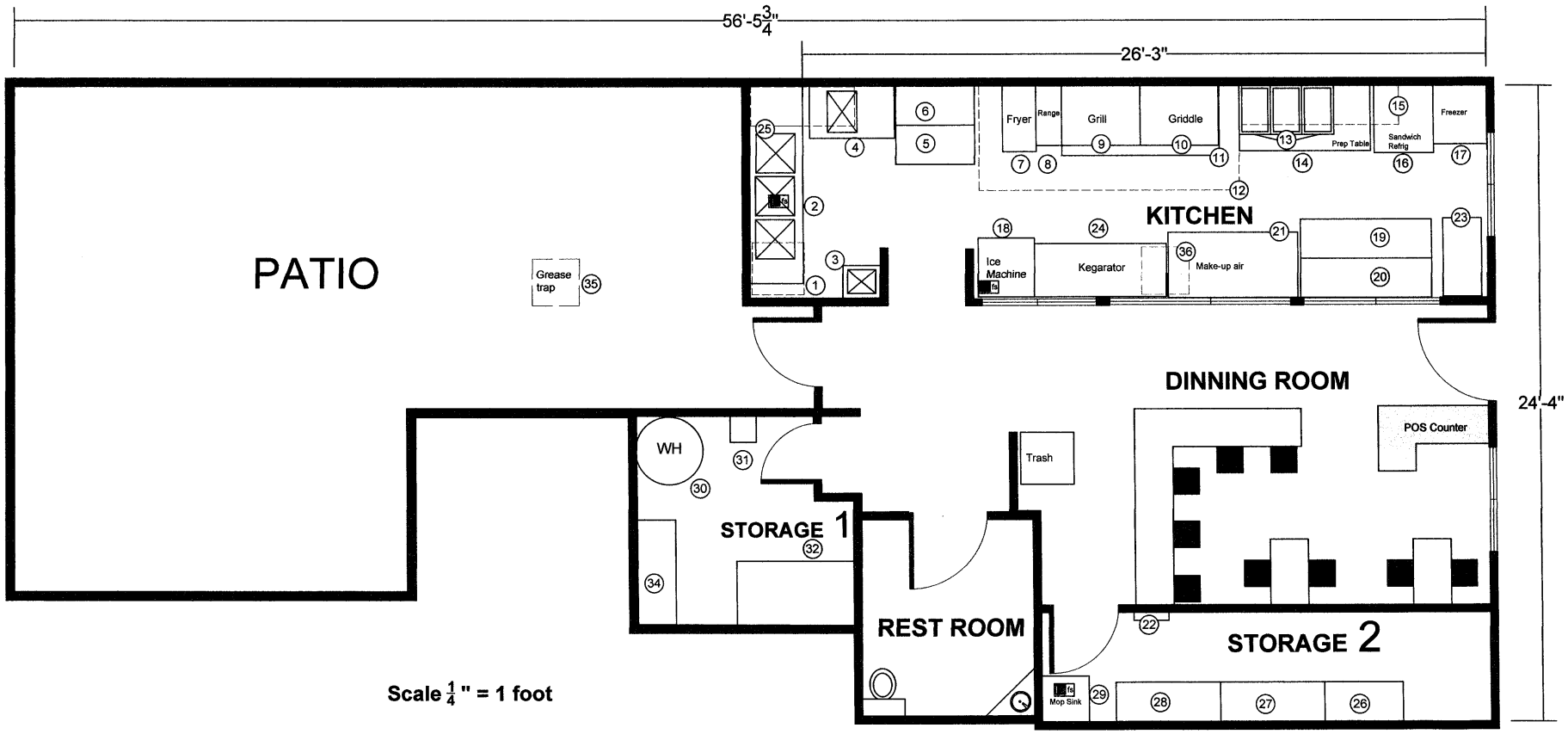
19'
4'
27'
80'
30'
30'
140'
50'
Parking Lot
Parking Lot
Driveway
Driveway
Patio
Building
Line of Wall
Line of Wall
Line of Wall
Line of Wall
Line of Wall
Sidewalk
Sidewalk
Sidewalk
Utility Pole
Scale 1" = 20'
Land:7000 SF
Building:2354 SF
509 S C St
Oxnard, CA 93030 USA
scale: 1": 10'
Order #28076


56'-5 3/4"
26'-3"
24'-4"
PATIO
Grease trap
KITCHEN
Fryer
Range
Grill
Griddle
Prep Table
Sandwich Refrig
Freezer
Ice Machine
Kegarator
Make-up air
DINNING ROOM
POS Counter
Trash
WH
STORAGE 1
REST ROOM
Mop Sink
STORAGE 2
Scale 1/4" = 1 foot

Attachment

C. Notice of Exemption

COMMUNITY DEVELOPMENT DEPARTMENT
OXNARD PLANNING DIVISION
214 SOUTH C STREET
OXNARD, CALIFORNIA 93030

CITY OF OXNARD CALIFORNIA

NOTICE OF EXEMPTION

Project Description: **Tacos El Diablo Alcohol Special Use Permit;** Planning and Zoning Permit No. 21-510-01 (Special Use Permit - Alcohol): A request for approval of a Special Use Permit (SUP) to sell beer and wine for on-site consumption (Alcohol Beverage Control (ABC) License Type 41 - On-Sale Beer & Wine) at an existing 770 square-foot commercial suite within a 2,350 square-foot building for an existing restaurant on a 0.16-acre site located at 509 South C Street (APN: 202-0-131-230) within the Downtown Core (DT-C) zone. Alcohol service would be provided between the hours of 7:00 a.m. to 9:00 p.m. daily. Filed by Juan Carlos Cortes, Designated Agent, on behalf of property owner Donald Rosen, TR, 6520 Platt Avenue #267, West Hills, CA 91307.

Finding:
The Planning Commission of the City of Oxnard has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

☐ Ministerial Project
☒ Categorical Exemption
☐ Statutory Exemption
☐ Emergency Project
☐ Quick Disapproval [CEQA Guidelines, 14 Cal. Code of Regs. 15270]
☐ No Possibility of Significant Effect [CEQA Guidelines, 14 Cal. Code of Regs. 15061(b)(3)]

Supporting Reasons: 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. The Project involves a request to sell alcohol for on-site consumption within an existing multi-tenant commercial building and will not increase the square footage of the existing building. 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.

_____ _____
(Date) Scott Kolwitz
Planning and Environmental Services Manager

Attachment

D. Police Department Report

CITY OF OXNARD CALIFORNIA

Police Department
Jason Benites, Chief of Police

December 15, 2021

To: Scott Kolwitz, Planning Division Manager
Randy Baez, Associate Planner

From: Alex Arnett, Patrol Support Division Commander
Scott Swenson, Safer Neighborhoods and Alcohol Compliance Specialist

Subject: Tacos El Diablo, 509 So. C Street
PZ 21-510-01, Alcohol SUP Review (ABC Type 41)

Site Information:
The applicant site consists of a two-story mixed-use building that is adjacent to a parking lot at the southwest corner of Fifth Street and C Street. The applicant's unit is the northernmost first floor retail space and has been operated as a restaurant under a variety of names that have included: Tino's Pizza Café and Lola's Right Spot Café. Each of these businesses had operated under an ABC Type 41 Restaurant License without any adverse impact on the community or police services. The most recent ABC License expired due to non-renewal in 2010. The location is within the Hobson East Neighborhood and the Central Business District. The restaurant has a rear patio adjacent to the parking lot as well as an outdoor dining area in the front. The front dining area is a shared space partially using the public sidewalk under an agreement with the City. The applicant has requested that the City and the ABC authorize both outdoor dining areas for service and consumption of alcohol. The applicant is pursuing an Alcohol Beverage Control (ABC) Type 41[1] License to sell beer and wine as a restaurant from 7 A.M. to 9 P.M. daily.

Concentration, Crime and Policing Services

[1] *Type 41 On Sale Beer and Wine – Eating Place: (Restaurant) Authorizes the sale of beer and wine for consumption on or off the premises where sold. Distilled spirits may not be on the premises (except brandy, rum, or liqueurs for use solely for cooking purposes). Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises.*

Concentration of retail alcohol outlets and crime can have a significant impact on public safety and the delivery of police services. The State of California[2] and the City of Oxnard[3] have established standards to weigh concentration factors, and, when appropriate, mitigations to address those factors. The below charts identify nearby retail alcohol establishments.

Alcohol outlets located within 350 Feet

#	Business Name	Address	ABC Type	ASUP	On/Off-Sale	Premise	Alcohol	Alcohol Hours *
1	Doc's Beer & Wine	521 So. C St.	20	N	Off	Market	Beer & Wine	6a-2a

**Alcohol hours reflect period the business is permitted to serve alcohol under State law or by established City conditions.*

Alcohol outlets located between 350 Feet and 1000 Feet

#	Business Name	Address	ABC Type	ASUP	On/Off-Sale	Premise	Alcohol	Alcohol Hours *
2	Glass Bottle Liquor	344 So. C St.	21	N	Off	Market	Beer Wine Spirits	6a-2a
3	Knights of Columbus	632 So. D St.	51	N	On	Private Club	Beer Wine Spirits	6a-2a
4	Doc's Meat Market #2	630 So. C St.	20	N	Off	Market	Beer & Wine	7a-9p
5	La Mexicana Market	601 So. A St.	20	N	Off	Market	Beer & Wine	6a-2a
6	La Veros Mexican Seafood	231 W. Fifth St.	47	Y	Both	Restaurant	Beer Wine Spirits	6a-1a
7	Sushi Way	455 So. A St.	47	Y	Both	Restaurant	Beer Wine Spirits	6a-1a
8	Izzy Otani Fish Market	610 So. A St.	41	N	Both	Restaurant	Beer & Wine	6a-2a
9	Las Amigas Restaurant**	529 So. A St.	47	Y	Both	Restaurant	Beer Wine Spirits	7a-12a

* Alcohol hours – as restricted by ABC or City Special Use Permit
** Las Amigas – has no yet obtained an ABC License to operate

City Council Resolution 11, 896 establishes that there is undue concentration if there exists an alcohol establishment of a similar type within 350 feet of the applicant site. As noted on the chart above, there are no existing restaurants with alcohol licenses within 350 feet of the applicant site. This establishes that there is not an undue concentration under City standards.

[2] *Concentration Standards for the State of California: §23958.4 Business and Professions Code*
[3] *Concentration Standards for the City of Oxnard: Council Resolution 11,896*

State standards for undue concentration are established under Business and Professions Code Section 23958.4.

(a) *For purposes of Section 23958, "undue concentration" means the case in which the applicant premises for an original or premises-to-premises transfer of any retail license are located in an area where any of the following conditions exist:*
   1) *The applicant premises are located in a crime reporting district[4] that has a 20 percent greater number of reported crimes, as defined in subdivision c, than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency.*
   2) *As to on-sale retail license applications, the ratio of on-sale retail licenses to population in the census trat or census division in which the applicant premises are located exceeds the ratio of on-sale retail licenses to population in the county in which the applicant premises is located.*
   3) *As to off-sale retail license applications, the ratio of off-sale retail licenses to population in the census tract or census division in which the applicant premises are located exceeds the ratio of off-sale retail licenses to population in the county in which the applicant premises are located.*

In the case of the applicant site, the annular crime rate is above the average annular citywide rate. This is above the standard established in 23958.4(1) B&P.

Currently there are fourteen other on-sale licenses within the applicant's census tract according to the ABC and nine on-sale licenses are permitted within this census tract.

Based on the above findings, there is an undue concentration under the provisions of California Business and Professions Code Section 23958.4

<u>Crime Statistics Review:</u>
For comparison purposes the Police Department calculates the average number of Part I[5] and II[6] crimes that occurred during a selected 12-month period. In the case of this report, all calculations are based on statistics from 2020. The average city-wide, annular average of Part I and II crimes is 41.2.

The number of Part I and II crimes in the applicant's 1000 feet annular area is 405. This is significantly higher than the average for commercial properties citywide and can be best illustrated in the graph below:

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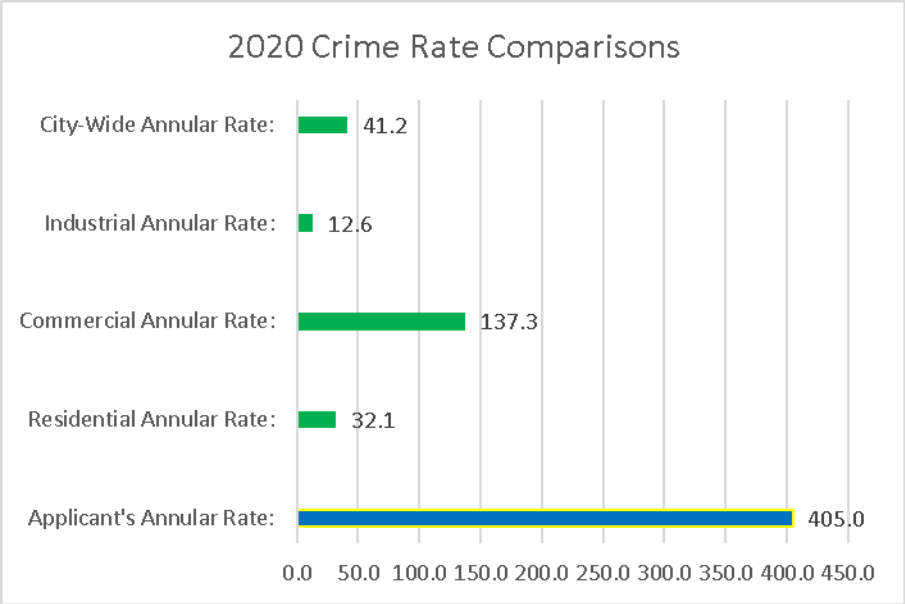
[4] *Oxnard P.D. does not collect crime data based on reporting districts. For the purposes of concentration of alcohol establishments, the crime stats are compared by 1000-foot annular areas.*
[5] *Part I crimes include: murder, rape, robbery, theft, burglary, auto theft, assault, and arson.*
[6] *Part II crime include: other assaults, forgery & counterfeiting, fraud, embezzlement, stolen property, vandalism, weapons, prostitution & commercialized vice, sex offenses, drug abuse violations, gambling, offenses against family and children, driving under the influence, liquor laws, drunkenness, disorderly conduct, vagrancy, all other offenses not specifically identified as Part I or Part II, except traffic violations.*



Police Department Input:
The highly elevated crime rate in the 1000-foot radius around the applicant's business requires closer evaluation. Of the 405 incidents, 222 are offenses (54.8% of the total incidents) are tied to violations related to homeless habitation violations. This is not uncommon in any downtown district where social service resources are provided. Only ten of the 405 incidents are alcohol related violations. There were no crime incidents at the applicant's business during 2020.

The Beat Coordinator who is responsible for the day-to-day monitoring of activity and deployment of police resources for the surrounding area said that the location is not generally considered to be a policing problem and has not required any specific attention.

Community Input

Businesses:
Several nearby business operators were contacted and interviewed regarding this business' request to sell alcohol. Each operated who was contacted supported the applicant's proposed alcohol sales.

Area Residents:
The neighborhood chairperson was contacted and briefed concerning the project. He indicated that he was familiar with the business and had no objection to the business selling beer and wine.

Conclusion

Concentration, Public Convenience and Necessity

As previously discussed, the site is within an area of the City where there is an "undue concentration" of alcoholic beverage establishments within the meaning of section 23958.4(a)(1) of the Business and Professions Code. However, there is not an "undue concentration" of similar alcoholic beverage establishments as described in City Council Resolution 11,896. As previously noted, the crime is significantly higher than the City-wide average and above the State standard.

Elevated crime rates in downtown districts are not an uncommon problem for municipalities around our country. There are several factors involved in this phenomenon. Generally, crime rates on parcels zoned for commercial use will have higher crime rates than areas zoned for residential or industrial uses. Oxnard's Central Business District, like many downtowns, host local government offices, social service agencies, and other services which serve as magnets for human activity, retail operations, and as a transportation hub. All these elements also attract criminal activity. Therefore, it is not surprising that Oxnard's Downtown has an elevated crime rate compared to the rest of the City. However, this should not be grounds to outright restrict a downtown business from fair and reasonable competitive business practices that are easily allowed in other areas of the City. Providing restaurants the ability to serve alcoholic beverages under a strict set of operational conditions supports a fair competitive market while addressing specific challenges a particular location may have. As downtowns serve as hubs for a variety of human activities, it is only reasonable that a full set of services are provided for those who work in or visit our Downtown. This should and does include the service of alcoholic beverages at downtown restaurants. For these reasons, approval of this proposed permit serves "Public Convenience and Necessity" for are community.

The proposed establishment is located where there is a significant number of other alcoholic beverage establishments. Within 1000-feet of the proposed establishment there are four off-sale and three operational on-sale establishments. Authorizing an additional establishment would further contribute to the already existing undue concentration of such uses.

Summation

Based close evaluation of the crime statistics, the assessment from the Beat Coordinator, and the input from the community there is no significant reason to oppose this application. Under the recommended operating conditions, it is believed that the service of alcoholic beverages at this business will have little, if any adverse impact on the community or policing services.

Police Operating Conditions
On-Sale Restaurant

RBS Training

1. Permittee, managers and servers shall complete an approved course in Responsible Beverage Service (RBSS) sponsored or approved by either the California Department of Alcohol Beverage Control or the Chief of the Oxnard Police Department within sixty (60) days of license granting and/or date of employment. The permittee is responsible for maintaining records showing servers have completed the required training and shall submit this documentation upon request by the Oxnard Police Department. The ABC website for their RBS training is the "LEAD Program" at www.abc.ca.gov/education/lead-training. (PL/PD)

2. A copy of these conditions and a log of employees who have completed Responsible Beverage Service training must be maintained on the premises and made available upon the demand of by any representative of the Oxnard Police Department.

Food & Beverage Service

3. Sales of alcohol may only occur between the hours of 7:00 A.M. and 9 P.M.

4. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. Permittee shall at all times maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Police Department upon demand. (PL/PD)

5. The premises shall be equipped and maintained in good faith as a bona fide restaurant and shall possess, in operative condition, such conveniences for cooking and storage of foods such as stoves, ovens, broilers, refrigeration or other devices, as well as pots, pans or containers which can be used for cooking or heating foods on the type heating device employed. (PL/PD)

6. Permittee shall have a Certified Food Handler on-duty at all times the restaurant is open to support the service of its menu. (PD)

7. Permittee shall maintain records in accordance with Health and Safety Code 113790 which requires any employee who handles food shall have a California

Food Handler Card. (PD)

8. The premises shall be equipped and maintained in good faith as a bona fide eating establishment and shall possess, in operative condition, such conveniences for cooking and storage of foods such as stoves, ovens, broilers, refrigeration or other devices, as well as pots, pans or containers which can be used for cooking or heating foods on the type heating device employed. The dining area shall possess the necessary utensils, table service, and the condiment dispensers with which to serve meals to the public. (PL/PD)

9. Permittee shall offer an assortment of food items to customers at all times that alcohol is being served. A menu of food items, including appetizers, entrees and desserts, shall be available at all times that alcohol is available for sale, and employees will encourage guests to purchase and consume food items along with their alcoholic beverages, as part of its commitment to responsible beverage service. The menu shall not be reduced in number or substance at any time alcohol is being served other than for reasonable, unforeseen reasons (lack of product…). Any changes or replacements to the proposed product offering shall be of similar or greater quantity and any permanent reduction of menu items is prohibited. (PD)

10. Alcoholic beverages shall not be offered at significantly reduced prices (typically more than a 25% reduction from regular prices) that are meant to encourage greater consumption of alcohol such as during “happy hour” type promotions. Permittee shall not develop any other promotional activity that is designed to encourage excessive drinking of alcoholic beverages. Promoting a “happy hour” or other event that offers reduced prices on food or other items shall not be considered a violation of this condition and are actually encouraged. (PD)

11. Alcohol shall be served in containers that are distinct from the beverage cups or containers used for coffee or other non-alcoholic beverages shall be served in standard sizes that are consistent with the industry and shall not be served by the pitcher or similar high-capacity containers exceeding 25 oz. total. The sale or service of alcohol in their original container (bottle or can) is prohibited. The design of containers for the service of alcoholic beverages shall be approved by the Chief of Police or his designee. (PD)

12. The premises shall be equipped with an adequate number of seats to accommodate all customers. There shall be no service area that is designed or used as a standing area only or as a combined standing and seating area. (PD)

13. Employees involved in the sale or service of alcoholic beverages shall not be allowed to consume alcoholic beverages at any time during their shift. Employees shall not report to work with evidence of having consumed any intoxicants such as alcohol, illegal drugs or controlled substances. (PD)

14. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Permittee shall be removed or painted over within 24-hours of being applied. (PD/PL)

15. The property owner and the tenant shall be responsible for maintaining their areas of responsibility free of litter the area adjacent to the premises over which Permittee has reasonable control. (PD/PL)

16. The permittee shall establish responsible cash handling procedures to reduce the likelihood of robberies and thefts. (PD)

17. Permittee shall regularly police the area under Permittee's control and shall not permit the loitering of persons about the premises. (PL/PD)

18. The activity at the site and the use of any amplifying system or device shall not be disruptive to neighboring uses. (PD)

19. The Police Chief or designee may immediately suspend operation of the uses approved by this permit pending a hearing on the revocation of this permit conditions and/or a permit/license issued by the California Department of Alcoholic Beverage Control ("ABC"), or there is a single serious violent crime or single significant incident to which multiple police units or multiple police jurisdictions respond associated with the operations of this use, which the Chief determines is detrimental to the public safety or health. The Chief shall immediately inform the Planning and Environmental Services Manager of the suspension and the manager shall schedule a hearing o the revocation of the permit by the Community Development Director to be held no more than 30-days after the suspension begins. (PD)

Security Features

20. Prior to commencing the sale of alcohol permitted by this permit, permittee shall install and operate 24 hours a day a video surveillance system. The system shall be maintained at a reasonable industry standard to monitor, and, at a minimum monitor, the entrances and exits, and any centralized point of sale and areas immediately surrounding the exterior of the business. Any video system installed to meet the requirement of these conditions shall meet the below minimum standards:
    a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are required for infra-red lighting.
    b. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.

c. Cameras shall have sufficient low light capture ability to clearly monitor persons conducting transactions.
d. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
e. The video system shall allow recording, live viewing and playback of recorded video for a period of at least 30 days.
f. Recorded images shall bear a date and time stamp that cannot be altered.
g. At a minimum, one camera shall be dedicated to capturing head and upper body images of each person entering any door or entrance to the business. Cameras dedicated to this purpose shall be mounted at 7-feet above the floor.
h. The camera system shall operate 24-hours a day, 7-days a week.
i. At a minimum one camera shall be dedicated to capture activity in the kitchen.
j. Cameras shall be located inside as well as outside the premises to monitor general activity.

21. Failure to maintain the video surveillance system in good working order can be grounds for suspension of this permit. The permittee shall provide video records to the Chief of Police or his/her designee in a timely manner upon request.

22. Prior to the issuance of the Certificate of Occupancy, the permittee shall submit and have approved by the Chief of Police or his/her designee a Security Site Plan which shall include the below features.

23. The Security Site Plan shall illustrate the location of each camera installation as well as the location of the support equipment. The support equipment shall be located in a secure room with limited access to supervisorial employees and other employees who, by the nature of their responsibilities, have a need to access to the equipment.

24. The Security Site Plan shall include a chart that identifies each camera by an alpha-numeric designation, the make and model of the instrument, the type of camera housing (dome, bullet, discrete), the camera's capture purpose (general area, choke point, point of sale, etc.) and it's mounting height above the floor/grade.
25. Identify the nature of all alarm systems including the make, model and type of sensors.

Operational Standards

26. All deliveries that include alcoholic beverages shall require the following:

a) The person making the delivery shall be a minimum of 21-years of age and has completed an approved course in Responsible Beverage Sales and Service (RBSS) sponsored or approved by either the California Department of

Alcohol Beverage Control or the Chief of the Oxnard Police Department.

b) Each driver making an alcohol beverage delivery shall check the identification of the person taking possession of the alcoholic beverage and ensure that the person depicted on the identification is of age and is the person receiving the delivery.

c) The permittee shall provide information on any website menu that clearly states that all deliveries that include alcoholic beverages will require the recipient of the alcoholic beverage(s) to present their government issued photo identification as proof of age. Recommended language for on-line menus: “The City of Oxnard requires that the delivery driver be shown a government issued photo identification of the recipient of all deliveries that include alcoholic beverages.”

d) The permittee shall require that staff members taking phone orders for delivery of alcoholic beverages shall advise customers of the requirements under subsection” (b)” of this condition.

e) On-line orders for delivery which include alcohol shall have a check box where the customer acknowledges that the recipient of the order must show a government issued photo identification at the time of delivery.

27. During normal business hours, the licensee shall provide access to the digital recordings for any and all law enforcement purposes as determined by the City of Oxnard. (PD)

28. A copy of these conditions and a log of employees who have completed Responsible Beverage Service training must be maintained on the premises and made available upon the demand of by any representative of the Oxnard Police Department.

29. The permittee shall participate, when requested and reasonable, in programs and efforts by the Oxnard Police Department to inform and educate patrons on dangers of driving under the influence of alcohol or drugs. (PD)

30. The permittee’s Internet presence shall be consistent with these conditions. Any site or Internet presence reasonably controlled by the permittee shall not advertise or illustrate circumstances or activities that run contrary to provisions set forth through their ABC license or this Special Use Permit. (PD)

31. Should a suspected crime occur where some part of the event happens within the business, the permittee or managing/supervising employee shall provide to the Oxnard Police Department, in a timely manner, any video recording

documenting activity within and around this business relative to the event when in involves:

a. The service or sales of alcoholic beverages under the scope of this permit or ABC license.
b. Any crime of violence and there is an urgency to identify the suspect or true circumstances to protect the safety of an individual or the public at large.
c. Any theft occurring within the business.

32. Permittee shall install and maintain a dual technology electronic intrusion detection system capable of differentiating between human and non-human motion. (burglary alarm). (PD)

33. Permittee shall bolt down or otherwise secure all cash registers to service counters to prevent the entire device from being stolen during a burglary or robbery. (PD)

34. Permittee shall equip each point of sale with a silent robbery alarm that complies with Oxnard City Ordinance No. 2601 or develop and implement critical incident protocols that provide an efficient method for alerting police and others to a potential threat without unnecessarily putting the employees at risk. (PD)

35. Permittee shall have drop-safes installed or establish other responsible cash handling procedures to allow employees to deposit daily receipts throughout the day as the amounts exceed allowable levels in the register (typically $50-200). (PD)

36. Permittee shall establish responsible cash handling procedures to reduce the likelihood of robberies and theft. (PD)

37. The area surrounding premises under the reasonable control of the Permittee (including the rear of the business) shall be equipped with lighting of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons in or about the area. (PD/PL)

Entertainment

38. Entertainment as defined by Oxnard City Ordinance 11-185 is prohibited except music which creates ambiance consistent with the normal operation of the business. Performers, televised events and other types of entertainment intended to attract customers to the business are prohibited.

Signage

39. There shall be no advertising of alcoholic beverages visible from the outside, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. (PL/PD)

40. There shall be no posters or signs on the windows other than those require by permit or statute or otherwise specifically approved by the Planning Division.

41. In the areas outside the business, not otherwise licensed by the Department of Alcoholic Beverage Control allowing the service of alcohol, Permittee shall post prominent, permanent signs indicating that loitering, open containers and the consumption of alcoholic beverage is prohibited. This includes the parking lot, walkways and other adjacent areas under Permittee's reasonable control. (PD)

42. Prominent signs shall be posted throughout the business, in effect, "No persons under 21 will be served alcoholic beverages" and "Valid ID is required to purchase or possess alcoholic beverages". (PD)

Site Design

43. There shall not be any outdoor or patio bar (portable or otherwise) where alcoholic beverages are stored or served. (PD)

44. No pay phones on the exterior of the premises shall be allowed within 100-feet of the front or rear doors. Any pay phones installed inside shall be blocked from incoming calls. (PD/PL)

Permit Restrictions

45. The subject Alcoholic Beverage Control License shall not be exchanged for any other type of Alcoholic Beverage Control License without DDR review and approval by the Police Chief or designee and the Community Development Director. (PD)

46. Upon any individual transfer (person to person) of the subject Alcoholic Beverage Control License, or if the business is ever deemed a nuisance as defined in the Oxnard City Code, a review of the existing DDR shall be initiated and conditions may be added or removed as appropriate to mitigate existing or potential problems. (PD)

47. Prior to the issuance of this permit, the permittee shall submit and have approved a security plan which identifies details the camera system, alarms, guard post orders and other security related matters and policies.

Adjudication of Certain Violations

48. Credible evidence of any of the below issues shall be grounds to change the hours of alcohol sales under this permit. Such action would be taken using the hearing process as outlined in the Oxnard City Code.
    a. Evidence of over-service of alcohol to patrons. This may be established through the annual Place of Last Drink Report issued by the Ventura County Department of Behavioral Health, or, through arrests at or near the business for public intoxication or DUI where the arrestee was a patron of the business.
    b. Service of an alcoholic beverage to a minor.
    c. Evidence that the gross sales of alcohol exceeded the gross sales of food during a previous quarter.
    d. Failure to submit, when requested, quarterly fiscal documentation to the Police Department 45-days after the close of the quarter. Documentation shall include but not be limited to: profit and lost statements which specifically illustrated gross alcohol and gross food sales and filings to the Department of Tax and Fee Administration. Sales of merchandise and services shall not be included either the calculation of gross alcohol or gross food sales.

Point of Contact

49. Permittee shall provide the Police Department a point of contact for notifications and exchange of information. To update the Police Department on this designated point of contact an email shall be sent to: specialprojects@oxnardpd.org. The email shall include the name of the business, address, name of the primary contact person, their role with the business, their email address and a phone number.

Police Special Conditions

Insert ASUP Special Conditions

50. The patio areas shall be surrounded by a barrier which consists one of these design features:

    a. A 42-inch tall fence accompanied by a landscape feature which measures 18-inches deep as measured from the fence. This landscape feature shall have plantings that are between 12 and 42 inches in height. The landscape strip shall parallel 75% of the fence line not counting gates.

b. A 60-inch tall fence where, at a minimum, the top 18-inches consists primarily of a clear glass, plexiglass, or other similar material. The clear panels shall meet or exceed industry safety standards for similar applications.

c. Or, similar barrier to create a separation between pedestrian traffic and patron seating areas as jointly approved by the Police Chief and the Development Services Director or their designees.

Attachment

E. City Council Resolution No. 11,896

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 11,896

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD ADOPTING STANDARDS FOR DETERMINING APPLICATIONS FOR SPECIAL USE PERMITS TO SELL ALCOHOLIC BEVERAGES

WHEREAS, any person wishing to sell alcoholic beverages in the State of California must obtain a license to do so from the Department of Alcoholic Beverage Control; and

WHEREAS, Business and Professions Code Section 23790 provides that the Department of Alcoholic Beverage Control shall not issue a retail license "for any premises which are located in any territory where the exercise of the rights and privileges conferred by the license is contrary to a valid zoning ordinance of any county or city"; and

WHEREAS, the City of Oxnard has enacted zoning ordinances restricting the sale of alcoholic beverages to certain zones and requiring that a person wishing to sell alcoholic beverages in such zones first obtain a special use permit; and

WHEREAS, section 34-147 of the Oxnard City Code provides in part:

"Before a special use permit may be granted, the applicant must show and the planning commission must find that the proposed use is in conformance with the general plan and other adopted standards and that the following conditions are met:

"(a) The nature, condition and development of adjacent uses, buildings and structures shall be considered, and no proposed special use permit shall be granted where the commission finds such use will adversely affect or be materially detrimental to such adjacent uses, buildings or structures or to the public health, safety or general welfare."

WHEREAS, based on the experience of the Police Department that there is a relationship between crime and the consumption of alcohol and that establishments selling alcohol are incompatible with certain adjacent uses, the City Council wishes to adopt standards for determining when granting applications for special use permits to sell alcoholic beverages would adversely affect or be materially detrimental to adjacent uses, buildings or structures or to the public health, safety and general welfare; and

WHEREAS, this resolution applies only to the determination required by subsection (a) of section 34-147 of the City Code, and does not dispense with the requirement that in order to grant a special use permit to sell alcoholic beverages the application must satisfy the remainder of section 34-147; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning and Environmental Services Manager provided public notice of the intent of the City to adopt a negative declaration for the adoption of this resolution ("the project"), and the City Council has considered the proposed negative declaration, together with any comments received during the public review process, finds on the basis of the initial study and any comments received that there is no substantial evidence that the project will have a significant effect on the environment, further finds that the mitigated negative declaration reflects the independent judgment of the City, and approves the negative declaration.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. City Council Resolution No. 8597 is repealed.

2. The Planning and Environmental Services Division of the Development Services Department shall refer to the Police Department applications for special use permits to sell alcoholic beverages at retail. The Police Department shall prepare and submit to the secretary of the Planning Commission, at least ten calendar days before the date set for hearing on the special use permit, a written report on the following matters:

(a) The name and address and a description of the type of all establishments selling alcoholic beverages within 1,000 feet of the location for which the special use permit is applied. As used in this resolution, "the type" refers to the nature of the business (e.g., grocery store, liquor store, bar or restaurant), not to the type of State Alcoholic Beverage Control license issued to or sought for the business.

(b) The annual number of incidents involving police responses within 1,000 feet of the location for which the special use permit is applied and how this number compares to the City average of police responses.

(c) The likelihood that granting the application will create or significantly aggravate police problems at or near the subject location.

(d) A list of conditions recommended for inclusion in the special use permit to minimize police problems if the application is granted. One such condition shall be that the applicant provide Responsible Beverage Sales and Service (RBSS) training to all operators and employees of the establishment within 30 days of their employment. The applicant may apply to the Police Department for a waiver of RBSS training for temporary or short-term employees.

3. The Planning Commission shall consider the report, as well as any other relevant evidence, in determining whether, under subsection (a) of section 34-147 of the City Code, granting an application for a special use permit to sell alcoholic beverages at retail would adversely affect or be materially detrimental to adjacent uses, buildings or structures or to the

public health, safety or general welfare. Before making such determination, the Planning Commission shall make the following findings, as well as any other relevant findings:

(a) The proposed use is not likely to create or significantly aggravate police problems within 1000 feet of the location for which the special use permit is applied; and

(b) The proposed use will not result in or add to an undue concentration of establishments selling alcoholic beverages at retail within 1000 feet of the location for which the special use permit is applied. For purposes of making this determination, there is a presumption that an undue concentration will result or be added to if the establishment for which the special use permit is applied will be located less than 350 feet from another establishment of the same type, and there is a presumption that an undue concentration will not result or be added to if the establishment for which the special use permit is applied will be located 350 feet or more from another establishment of the same type. However, either presumption may be rebutted by a preponderance of the evidence, based on the facts of the particular case.

4. All of the procedures and other matters contained in section 34-146 et seq. of the City Code apply to applications for special use permits to sell alcoholic beverages at retail.

PASSED AND ADOPTED this 6th day of February, 2001, by the following vote:

AYES: Councilmembers Maulhardt, Pinkard, Zaragoza, Holden and Lopez.

NOES: None.

ABSENT: None.

Dr. Manuel M. Lopez, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:

Gary L. Gillig, City Attorney

Attachment

A.

F. Draft Resolution of Approval PZ 21-510-01

(Special Use Permit - Alcohol)

RESOLUTION NO. 2022 – XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 21-510-01 (SPECIAL USE PERMIT - ALCOHOL), TO ALLOW AN EXISTING SIT-DOWN RESTAURANT (TACOS EL DIABLO) TO SELL BEER & WINE FOR ON-SITE CONSUMPTION (ALCOHOL AND BEVERAGE CONTROL LICENSE TYPE 41) WITHIN AN EXISTING 770 SQUARE-FOOT TENANT SPACE WITHIN A LARGER 2,350 SQUARE-FOOT, MULTI-TENANT BUILDING ON A 0.16-ACRE PROPERTY, LOCATED AT 509 SOUTH C STREET (APN: 202-0-131-230) WITHIN THE DOWNTOWN CORE (DT-C) ZONE, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY JUAN CARLOS CORTES, BUSINESS OWNER, ON BEHALF OF PROPERTY OWNER DONALD ROSEN, TR, 6520 PLATT AVENUE #267, WEST HILLS, CA 91307.

WHEREAS, on July 1, 2021, Juan Carlos Cortes, (the "**Applicant**") on behalf of property owner Donald Rosen, TR, submitted a request to allow the sale of beer and wine for on-site consumption within an existing 770 square-foot tenant space at 250 South Ventura Road; and

WHEREAS, on January 13, 2022, the Planning Commission of the City of Oxnard ("**Planning Commission**") conducted a duly notice public hearing to consider an application for Planning and Zoning Permit No. 21-510-01 (Special Use Permit - Alcohol), filed by Juvencio Rodriguez in accordance with Section 16-530 through 16-553 of the Oxnard City Code and City Council Resolution No. 11,896; 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 Section 15301 (Existing Facilities) Categorical Exemption. Further, the project does not trigger any of the Exceptions to the Exemptions (Section 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 Downtown and the zoning designation is for Downtown Core (DT-C). The Project is surrounded by residential and commercial development. 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 Special Use Permit request for alcohol is consistent with the 2030 General Plan and the Oxnard City Code and is compatible with the physical scale and character of other commercial development in the project area. Any projects requiring discretionary approval would be analyzed with the 2030 General Plan and the Municipal Code for consistency and CEQA for any potential impacts. Therefore the project will have no significant cumulative impact.

(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 Special Use Permit request for alcohol 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 residential and commercial character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is surrounded on all sides by residential and commercial 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 is not located in or adjacent to a State designated scenic highway.

(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.

(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 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. The 2,350 square-foot commercial building was originally constructed in 1927, but it has been modified several times since its initial construction. Furthermore, no physical improvements are proposed at this time. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

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 City of Oxnard 2030 General Plan and the elements thereof and other adopted standards.**

As described in the Staff Report, the subject site is within the Downtown Core (DT-C) zoning district, with a 2030 General Plan designation of Downtown (DTN). The existing 770 square-foot restaurant and request to sell beer and wine for on-site consumption (ABC License Type 21) 7:00 a.m. to 9:00 p.m. daily is consistent with the General Plan and zoning designation. The ability to sell alcohol for a restaurant is subject to approval of Special Use Permits by the Planning Commission pursuant to Oxnard City Code (OCC) Section 16-148. Therefore, the proposed sale of alcohol 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.**

As described in the Staff Report, the Project will allow the sale of beer and wine for on-site consumption for an existing restaurant. According to the Police report, there are no establishments of the same type located within 350 feet of the Project site. There is only one establishment of the same ABC License Type 41 (Izzy Otani Fish Market) within 350 and 1,000 feet of the subject property. However, there are other similar establishments located between 350 feet and 1000 feet of the subject property (La Veros

Mexican Seafood, Sushi Way, and Las Amigas Restaurant) that currently operate with a ABC License Type 47 (On-Sale General - Eating Place).

The Police Department has determined that based on the proximity of the businesses listed, there is not an undue concentration under the established City Standards.

In the case of the applicant site, as seen in Finding 7, the annular crime rate is above the average annular citywide rate and above the standard established in the California Business and Professions Code Section 23958.4(1). Currently there are 14 on-sale licenses within the applicant's census tract. According to the ABC, nine on-sale licenses are allowed within this census tract. Based on the above findings, there is an undue concentration under the provisions of California Business and Professions Code Section 23958.4.

The Project will be subject to conditions of approval as recommended by the Oxnard Police Department Alcohol SUP Report to prevent aggravation of policing issues. Therefore, as conditioned, the proposed sale of alcohol 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 Project will not aggravate policing issues when properly regulated through the imposition of and compliance with the conditions of approval. Based on these factors, this business, responsibly managed, would not have an adverse impact on area crime or demand for police services.

Furthermore, a finding of public convenience can be made for this proposal as it is convenient for restaurants to serve an alcoholic beverage which pairs well with the food they serve. Conversely, it would be inconvenient for a member of the public to patronize this restaurant and have to go elsewhere to obtain an alcoholic beverage that would pair well with their meal. As such, this Project meets this finding.

3) **The site for the proposed use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and all items required by the conditions of approval.**

As described in the Staff Report, the proposed alcohol (beer and wine) sales will occur entirely within an existing interior dining area and the 540 square-foot outdoor patio that is adequate for the proposed sales. The proposed project does not require exterior changes to the site. The recommended conditions of approval do not require changes to the site. Therefore, the site for the proposed alcohol sales is adequate in size and shape to accommodate all items required by the conditions of approval. As such, this Project meets this finding.

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

   The project site is currently served by existing infrastructure which includes West Fifth Street and South C Street, both of which connect to multiple arterial streets. The proposed sale of alcohol is not anticipated to generate significant traffic that would require improvements to infrastructure. Therefore, the site for the proposed alcohol sales will be served by highways adequate in width and improved as necessary to carry project-generated 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 sewerage, water, fire protection and storm drainage facilities. The proposed alcohol sales will not generate significant impacts that would require additional facilities. Therefore, the site for the proposed alcohol sales will be provided with adequate sewerage, water, fire protection, and storm drainage facilities. As such, this Project meets this finding.

6) **The proposed use is not likely to create or significantly aggravate police problems within 1,000 feet of the location for which the special use permit is applied.**

   As described in the Staff Report, the commercial building has an above-average crime rate when compared to other parts of the City. However, the Project will not create, or significantly aggravate police problems within 1,000 feet of the location for which the Special Use Permit is requested, as discussed in the Staff Report and Oxnard Police Department Alcohol SUP Report. Based on the crime statistics, the input from the community and the Beat Coordinator, there is no reason to oppose this application. As such, this Project meets this finding.

7) **The proposed use will not result in or add to an undue concentration of establishments selling alcoholic beverages at retail within 1000 feet of the location for which the special use permit is applied. For purposes of making this determination, there is a presumption that an undue concentration will result or be added to if the establishment for which the special use permit is applied will be located less than 350 feet from another establishment of the same type, and there is a presumption that an undue concentration will not result or be added to if the establishment for which the special use permit is applied will be located 350 feet or more from another establishment of the same type. However, either presumption**

may be rebutted by a preponderance of the evidence, based on the facts of the particular case.

As described in the Staff Report and Oxnard Police Department Alcohol SUP Report, there are no establishments of the same type located within 350 feet of the Project site. There is only one establishment of the same ABC License Type 41 (Izzy Otani Fish Market) within 350 and 1,000 feet of the subject property. However, there are other similar establishments located between 350 feet and 1000 feet of the subject property (La Veros Mexican Seafood, Sushi Way, and Las Amigas Restaurant) that currently operate with a ABC License Type 47 (On-Sale General - Eating Place). The Police Department has determined that as there are no other similar alcohol establishments within 350 feet of the applicant's site, there is no undue concentration by City standards.

The annular crime rate is above the average annular citywide rate. This is above the standard established in 23958.4(1) B&P. Currently there are fourteen other on-sale licenses within the applicant's census tract according to the ABC and nine on-sale licenses are permitted within this census tract. Based on the above findings, there is an undue concentration under the provisions of California Business and Professions Code Section 23958.4. However, the undue concentration can be rebutted through a finding of Public Convenience or Necessity.

A finding of public convenience can be made for this proposal as it is convenient for restaurants to serve an alcoholic beverage which pairs well with the food they serve. Conversely, it would be inconvenient for a member of the public to patronize this restaurant and have to go elsewhere to obtain an alcoholic beverage that would pair well with their meal. Therefore, this Project meets this finding.

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15301 (Existing Facilities) of the State CEQA Guidelines pertaining to 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. The Project involves a request to sell alcohol for on-site consumption within an existing multi-tenant commercial building and will not increase the square footage of the existing building. 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 will have a significant effect on the environment. The Planning and Environmental Services Division is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 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, the Planning Commission hereby approves Planning and Zoning Permit 21-510-01 (Special Use Permit - Alcohol), subject to the attached conditions of approval.

SECTION 4. The decision of the Planning Commission shall be final unless an appeal of the action is filed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

SECTION 5. The Secretary shall certify the adoption of this Resolution.

STANDARD CONDITIONS OF APPROVAL FOR LAND USE PERMITS

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 January 13, 2022, ("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. By commencing any activity related to the Project or using any structure authorized by this permit, Applicant 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*).

4. Applicant agrees, as a condition of adoption of this resolution, at Applicant's own expense, to indemnify, defend 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*).

5. 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*).

6. Applicant 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, Applicant shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager (PL, *G-8*).

7. Before placing or constructing any signs on the Project property, Applicant shall obtain a sign permit from the City. Except as provided in the sign permit, Applicant may not change any signs on the Project property (PL/B, *G-10*).

8. Applicant shall not permit any combustible refuse or other flammable materials to be burned on the Project property (FD, *G-12*).

9. Applicant 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*).

10. If Applicant, owner or tenant fails to comply with any of the conditions of this permit, the Applicant, owner or tenant shall be subject to a civil fine pursuant to the Oxnard City Code (CA, *G-14*).

PLANNING DIVISION SPECIAL CONDITIONS

11. This permit shall automatically be void 12 months from the date of issuance, unless the Applicant has received a License Type 41 from the State Department of Alcoholic Beverage Control to sell alcoholic beverages on the Project property (PL).

12. Unless the use is inaugurated no later than 12 months after this approval is granted and is diligently pursued thereafter, this approval will expire pursuant to the Oxnard City Code Section 16-553.

POLICE DEPARTMENT STANDARD CONDITION

RBS Training

13. Permittee, managers and servers shall complete an approved course in Responsible Beverage Service (RBS) sponsored or approved by either theCalifornia Department of Alcohol Beverage Control or the Chief of the Oxnard Police Department within sixty days of license granting and/or date of employment. The permittee is responsible for maintaining records showing servers have completed the required training and shall submit this documentation upon request by the Oxnard Police Department. The ABC website for their RBS training is the "LEAD Program" at www.abc.ca.gov/education/lead-training. (PL/PD).

14. A copy of these conditions and a log of employees who have successfully completed an Oxnard Police Department approved Responsible Beverage Service Training shall be maintained on the premises. The employee log shall be made available upon the demand of the Oxnard Police Department at all times (PL/PD).

Food & Beverage Service

15. Sales of alcohol may only occur between the hours of 7:00 A.M. and 9:00 P.M.

16. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. Permittee shall at all times maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Police Department upon demand. (PL/PD)

17. The premises shall be equipped and maintained in good faith as a bona fide restaurant and shall possess, in operative condition, such conveniences for cooking and storage of foods such as stoves, ovens, broilers, refrigeration or other devices, as well as pots, pans or containers which can be used for cooking or heating foods on the type heating device employed. (PL/PD)

18. Permittee shall have a Certified Food Handler on-duty at all times the restaurant is open in order to support the service of its menu. (PD)

19. Permittee shall maintain records in accordance with Health and Safety Code 113790 which requires any employee who handles food shall have a California Food Handler Card. (PD)

20. The premises shall be equipped and maintained in good faith as a bona fide eating establishment and shall possess, in operative condition, such conveniences for cooking and storage of foods such as stoves, ovens, broilers, refrigeration or other devices, as well as pots, pans or containers which can be used for cooking or heating foods on the type of heating device employed. The dining area shall possess the necessary utensils, table service, and the condiment dispensers with which to serve meals to the public. (PL/PD)

21. Permittee shall offer an assortment of food items to customers at all times that alcohol is being served. A menu of food items, including appetizers, entrees and desserts, shall be available at all times that alcohol is available for sale, and employees will encourage guests to purchase and consume food items along with their alcoholic beverages, as part of its commitment to responsible beverage service. The menu shall not be reduced in number or substance at any time alcohol is being served other than for reasonable, unforeseen reasons (lack of product…). Any changes or replacements to the proposed product offering shall be of a similar or greater quantity and any permanent reduction of menu items is prohibited. (PD)

22. Alcoholic beverages shall not be offered at significantly reduced prices (typically more than a 25% reduction from regular prices) that are meant to encourage greater consumption of alcohol such as during "happy hour" type promotions. Permittee shall not develop any other promotional activity that is designed to encourage excessive drinking of alcoholic beverages. Promoting a "happy hour" or other event that offers reduced prices on food or other items shall not be considered a violation of this condition and are actually encouraged. (PD)

23. Alcohol shall be served in containers that are distinct from the beverage cups or containers used for coffee or other non-alcoholic beverages shall be served in standard sizes that are consistent with the industry and shall not be served by the pitcher or similar high-capacity containers exceeding 25 oz. total. The sale or service of alcohol in their original container (bottle or can) is prohibited. The design of containers for the service of alcoholic beverages shall be approved by the Chief of Police or his designee.

24. The premises shall be equipped with an adequate number of seats to accommodate all customers. There shall be no service area that is designed or used as a standing area only or as a combined standing and seating area. (PD)

25. Employees involved in the sale or the service of alcoholic beverages shall not be allowed to consume alcoholic beverages at any time during their shift. Employees shall not report to work with evidence of having consumed any intoxicants such as alcohol, illegal drugs or controlled substances. (PD)

26. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Permittee shall be removed or painted over within 24-hours of being applied. (PD/PL)

27. The property owner and the tenant shall be responsible for maintaining their areas of responsibility free of litter in the area adjacent to the premises over which Permittee has reasonable control. (PD/PL)

28. The permittee shall establish responsible cash handling procedures to reduce the likelihood of robberies and thefts. (PD)

29. Permittee shall regularly police the area under Permittee's control and shall not permit the loitering of persons about the premises. (PL/PD)

30. The activity at the site and the use of any amplifying system or device shall not be disruptive to neighboring uses. (PD)

31. The Police Chief or designee may immediately suspend operation of the uses approved by this permit pending a hearing on the revocation of this permit conditions and/or a permit/license issued by the California Department of Alcoholic Beverage Control ("ABC"), or there is a single serious violent crime or single significant incident to which multiple police units or multiple police jurisdictions respond associated with the operations of this use, which the Chief determines is detrimental to the public safety or health. The Chief shall immediately inform the Planning and Environmental Services Manager of the suspension and the manager shall schedule a hearing or the revocation of the permit by the Planning Commission to be held no more than 30-days after the suspension begins. (PD)

Security Features & Personnel

32. Prior to commencing the sale of alcohol permitted by this permit, permittee shall install a video surveillance system that shall be maintained at a reasonable industry standard and shall be operated 24-hours a day to monitor, at a minimum, the entrances and exits, any centralized point of sale and areas immediately surrounding the exterior of the business. The specifics of the camera system, and any upgrades to the system, shall be developed by the applicant in consultation with and approved by the Oxnard Police Department. Any video system installed to meet the requirement of these conditions shall meet the below minimum standards:

a. Cameras and supporting equipment shall supply high definition digital color images under normal lighting conditions. Greyscale images are required for infra-red lighting.
b. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
c. Cameras shall have sufficient low light capture ability to clearly monitor persons conducting transactions.
d. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
e. The video system shall allow recording, live viewing and playback of recorded video for a period of at least 30 days.
f. Recorded images shall bear a date and time stamp that cannot be altered.
g. At a minimum, one camera shall be dedicated to capturing head and upper body images of each person entering any public door to the business. Cameras dedicated to this purpose shall be mounted at 7-feet above the floor.
h. At a minimum, one camera shall be dedicated to capturing activity in the kitchen.
i. Cameras shall be located inside as well as outside the premises to monitor general activity.

33. Failure to maintain the video surveillance system in good working order can be grounds for suspension of this permit. The permittee shall provide video records to the Chief of Police or his/her designee in a timely manner upon request.

34. Prior to the issuance of the Certificate of Occupancy, the permittee shall submit and have approved by the Chief of Police or his/her designee a Security Site Plan shall include the below features.

35. The Security Site Plan shall illustrate the location of each camera installation as well as the location of the support equipment. The support equipment shall be located in a secure room with limited access to supervisorial employees and other employees who, by the nature of their responsibilities, have a need to access the equipment.

36. The Security Site Plan shall include a chart that identifies each camera by an alpha-numeric designation, the make and model of the instrument, the type of camera housing (dome, bullet, discrete), the camera's capture purpose (general area, choke point, point of sale, etc.) and it's mounting height above the floor/grade.

37. Identify the nature of all alarm systems including the make, model and type of sensors.

Operational Standards

38. All deliveries that include alcoholic beverages shall require the following:
    a. The person making the delivery shall be a minimum of 21-years of age and has completed an approved course in Responsible Beverage Sales and Services (RBSS) sponsored or approved by either the California Department of Alcohol Beverage Control or the Chief of the Oxnard Police Department.
    b. Each driver making an alcohol beverage delivery shall check the identification of the person taking possession of the alcoholic beverage and ensure that the person depicted on the identification is of age and is the person receiving the delivery.
    c. The permittee shall provide information on any website menu that clearly states that all deliveries that include alcoholic beverages will require the recipient of the alcoholic beverage(s) to present their government issued photo identification as proof of age. Recommended language for on-line menus: "The City of Oxnard requires that the delivery drive be shown a government issued photo identification of the recipient of all deliveries that include alcoholic beverages."
    d. The permittee shall require that staff members taking phone orders for delivery of alcoholic beverages shall advise customers of the requirements under subsection" (b)" of this condition.
    e. On-line orders for delivery which include alcohol shall have a check box where the customer acknowledges that the recipient of the order must show a government issued photo identification at the time of delivery.

39. During normal business hours, the licensee shall provide access to the digital recordings for any and all law enforcement purposes as determined by the City of Oxnard. (PD)

40. A copy of these conditions and a log of employees who have completed Responsible Beverage Service training must be maintained on the premises and made available upon the demand of by any representative of the Oxnard Police Department.

41. The permittee shall participate, when requested and reasonable, in programs and efforts by the Oxnard Police Department to inform and educate patrons on dangers of driving under the influence of alcohol or drugs. (PD)

42. The permittee's Internet presence shall be consistent with these conditions. Any site or Internet presence reasonably controlled by the permittee shall not advertise or illustrate circumstances or activities that run contrary to provisions set forth through their ABC license or this Special Use Permit. (PD)

43. Should a suspected crime occur where some part of the event happens within the business, the permittee or managing/supervising employee shall provide to the Oxnard Police Department, in a timely manner, any video recording documenting activity within and around this business relative to the event when it involves:

a. The service or sales of alcoholic beverages under the scope of this permit or ABC license.
b. Any crime of violence and there is an urgency to identify the suspect or true circumstances to protect the safety of an individual or the public at large.
c. Any theft occurring within the business.

44. Permittee shall install and maintain a dual technology electronic intrusion detection system capable of differentiating between human and non-huan motion. (burglary alarm) (PD)

45. Permittee shall bolt down or otherwise secure all cash registers to service counters to prevent the entire device from being stolen during a burglary or robbery. (PD)

46. Permittee shall equip each point of sale with a silent robbery alarm that complies with Oxnard City Ordinance No. 2601 or develop and implement critical incident protocols that provide an efficient method for alerting police and others to a potential threat without unnecessarily putting the employees at risk. (PD)

47. Permittee shall have drop-safes installed or establish other responsible cash handling procedures to allow employees to deposit daily receipts throughout the day as the amounts exceed allowable levels in the register (typically $50-200). (PD)

48. Permittee shall establish responsible cash handling procedures to reduce the likelihood of robberies and thefts. (PD)

49. The area surrounding premises under the reasonable control of the Permittee (including the rear of the business) shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons in or about the area. (PD/PL)

Entertainment

50. Entertainment as defined by Oxnard City Ordinance 11-185 is prohibited except music which creates ambiance consistent with the normal operation of the business. Performers, televised events and other types of entertainment intended to attract customers to the business are prohibited.

Signage

51. There shall be no advertising of alcoholic beverages visible from the outside of the establishment, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. (PL/PD)

52. There shall be no posters or signs on the windows other than those required by permit or statute or otherwise specifically approved by the Planning Division.

53. In the areas outside the business, not otherwise licensed by the Department of Alcoholic Beverage Control allowing the service of alcohol, Permittee shall post prominent, permanent signs indicating that loitering, open containers and the consumption of alcoholic beverages is prohibited. This includes the parking lot, walkways and other adjacent areas under Permittee's reasonable control. (PD)

54. Prominent signs shall be posted throughout the business stating, in effect, "No persons under 21 will be served alcoholic beverages" and "Valid ID is required to purchase or possess alcoholic beverages". (PD)

Site Design

55. There shall not be any outdoor or patio bar (portable or otherwise) where alcoholic beverages are stored or served. (PD)

56. No pay phones on the exterior of the premises shall be allowed within 100 feet of the front or rear doors. Any pay phones installed inside shall be blocked from incoming calls. (PL/PD)

Permit Restrictions

57. The subject Alcoholic Beverage Control License shall not be exchanged for any other type of Alcoholic Beverage Control License without Planning Department review and approval by the Police Chief or designee and the Community Development Director. (PD)

58. Upon any individual transfer (person-to-person) of the subject Alcoholic Beverage Control License, or if the business is ever deemed a nuisance as defined in the Oxnard City Code, a review of the existing SUP shall be initiated and conditions may be added or removed as appropriate to mitigate existing or potential problems. (PD)

59. Prior to the issuance of this permit, the permittee shall submit and have approved a security plan which identifies and details the camera system, alarms, guard post orders and other security related matters and policies.

Adjudication of Certain Violations

60. Credible evidence of any of the below issues shall be grounds to change the hours of alcohol sales under this permit. Such action would be taken using the hearing process as outlined in the Oxnard City Code.

a. Evidence of over-service of alcohol to patrons. This may be established through the annual Place of Last Drink Report issued by the Ventura County Department of Behavioral Health, or, through arrests at or near the business for public intoxication or DUI where the arrestee was a patron of the business.
b. Service of an alcoholic beverage to a minor.
c. Evidence that the gross sales of alcohol exceeded the gross sales of food during a previous quarter.
d. Failure to submit, when requested, quarterly fiscal documentation to the Police Department 45-days after the close of the quarter. Documentation shall include but not be limited to: profit and loss statements which specifically illustrated gross alcohol and gross food sales and filings to the Department of Tax and Fee Administration. Sales of merchandise and services shall not be included either the calculation of gross alcohol or gross food sales.

Point of Contact

61. Permittee shall provide the Police Department a point of contact for notifications and exchange of information. To update the Police Department on this designated point of contact an email shall be sent to: specialprojects@oxnardpd.org. The email shall include the name of the business, address, name of the primary contact person, their role with the business, their email address and a phone number.

POLICE SPECIAL CONDITIONS

62. The patio areas shall be surrounded by a barrier which consists one of these design features:
    a. A 42-inch tall fence accompanied by a landscape feature which measures 18-inches deep as measured from the fence. This landscape feature shall have plantings that are between 12 and 42 inches in height. The landscape strip shall parallel 75% of the fence line not counting gates.
    b. A 60-inch tall fence where, at a minimum, the top 18-inches consists primarily of a clear glass, plexiglass, or other similar material. The clear panels shall meet or exceed industry safety standards or similar applications.
    c. Or, similar barriers to create a separation between pedestrian traffic and patron seating areas as jointly approved by the Police Chief and the Community Development Director or their designees.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 13th day of January 2022, by the following vote:

_____
Daniel Chavez Jr., 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 13th day of January 2022, and carried by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

RECUSED: Commissioner(s):

_____

Scott Kolwitz, Secretary

Atachment

G. Staff Presentation

City of Oxnard Planning Commission
January 13, 2022

Tacos El Diablo Alcohol Special Use Permit
509 South C Street
PZ 21-510-01
(Special Use Permit - Alcohol)

Applicant: Juan Carlos Cortes

CITY OF OXNARD CALIFORNIA

Project Description

A request for approval of a Special Use Permit (SUP) to sell beer and wine for on-sale consumption (Alcohol Beverage Control (ABC) License Type 41) at an existing 770 square-foot commercial suite within a 2,350 square-foot building for an existing restaurant.

Alcohol service would be limited to the hours of 7:00 a.m. to 9:00 p.m. daily.

Background

1927: The two-story commercial building was constructed with two second-story residential dwelling units.

1977: Building permits authorized the upstairs dwelling units to be converted to commercial office spaces.

1981-2010: SUP No. 963 was conditionally approved by the PC to allow for on-site sales of beer and wine within the subject tenant space. This ABC License expired in 2010 due to non-renewal.

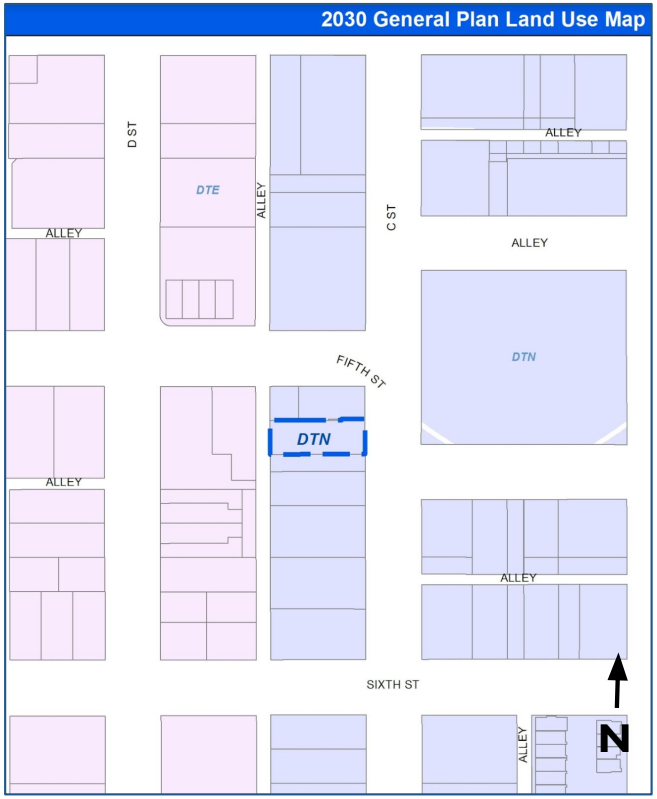
2020: Tacos El Diablo begins operating.

Project Location

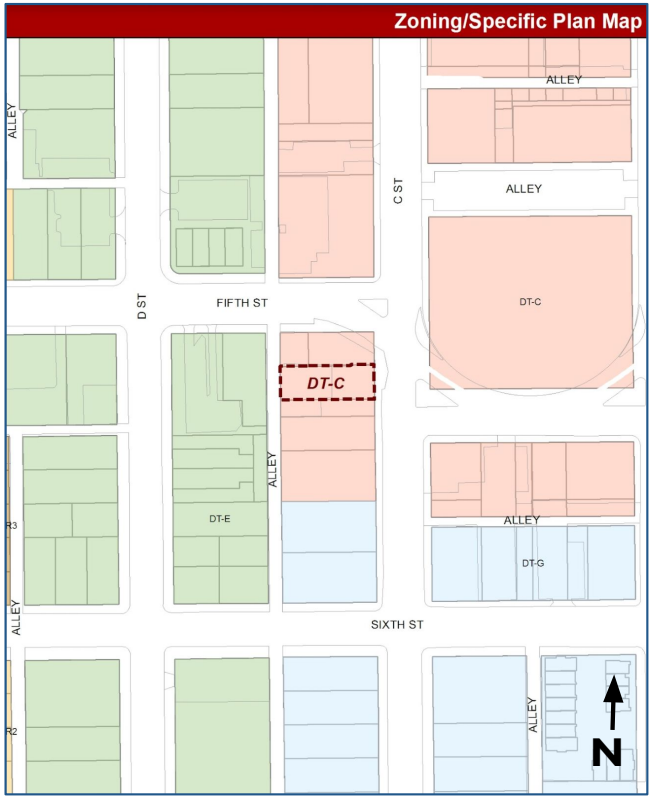
Project Site

Land Use and Zoning

2030 General Plan:
Downtown (DTN)



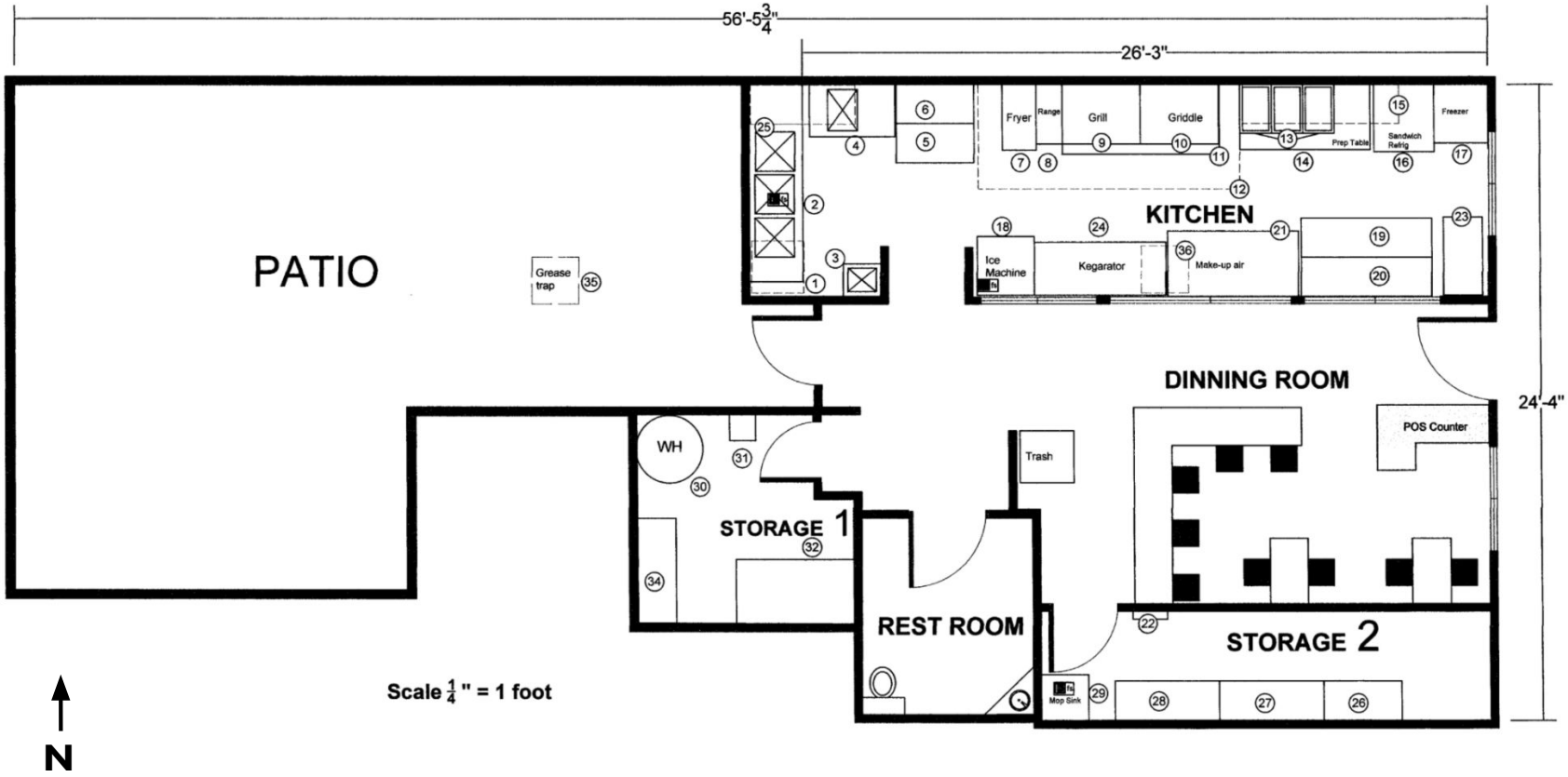
Zoning Designation:
Downtown Core (DT-C)



Surrounding Land Uses

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Downtown (DTN)	Downtown Core (DT-C)	Multi-Tenant Commercial
North	Downtown (DTN)	Downtown Core (DT-C)	Parking Lot
South	Downtown (DTN)	Downtown Core (DT-C)	Commercial - Office
East	Downtown (DTN)	Downtown Core (DT-C)	Public Space (Plaza Park)
West	Downtown (DT-E)	Downtown Edge (DT-E)	Multi-Tenant Commercial - Office

Restaurant Floor Plan

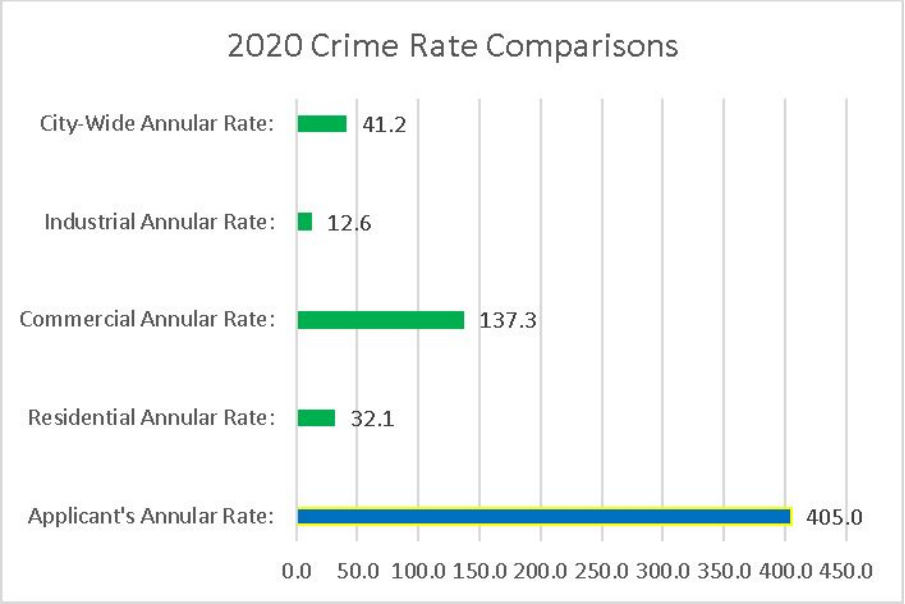


Police Report Summary

Crime:

- The crime rate within 1,000 feet of the site is significantly higher than the average for commercial properties citywide.

- Site is not considered to be a policing problem. No safety concerns noted by Beat Coordinator or neighboring businesses.



Police Department Review

Reviewed application per CC Resolution No. 11,896

Concentration:

1. There are 9 establishments located within 1,000 feet of the Project site that sell alcoholic beverages.

Doc's Beer & Wine (off-sale)	La Veros Mexican Seafood (both)
Glass Bottle Liquor (off-sale)	Sushi Way (both)
Knights of Columbus (on-sale)	Izzy Otani Fish market (both)
Doc's Meat Market #2 (off-sale)	Las Amigas Restaurant (both)
La Mexicana Market (off-sale)	

Findings:

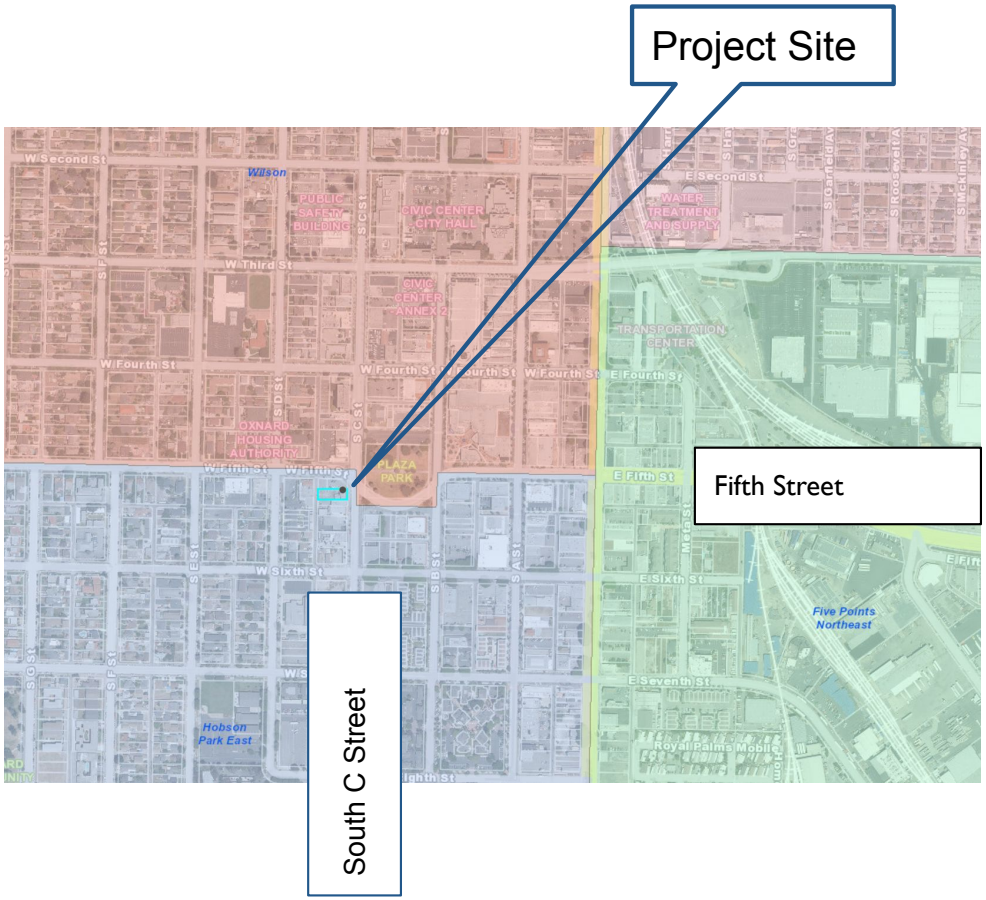
- Crime rate around site is above commercial average.
- No undue concentration per City standards (350 and 1,000 feet).
- There is an undue concentration per State standards (census tract).
- A Finding of public convenience or necessity is required.

Project Site
3rd St
Santa Clara Church
iSmoke Shop
Tobacco shop
Casa Lopez Banquet Hall
Mexican · $$
Firestone Complete Auto Care
Tire shop
Francisco's Mexican Food
Mexican · $
Ruby's Cafe
Mexican · $$
Xielo Artisan Desserts
United States Postal Service
W 4th St
Candy Cane Lane
Oxnard Housing Authority
Bank of America ATM
Tacos la bonita
Tacos
Plaza Stadium Cinemas 14
SushiWay
W 5th St
Plaza Park
Taco el diablo
Mexican
American Drive In Cleaners
Carnitas El Rey
Mexican · $
Ventura County Korean Presbyterian Church
La Placita
Mexican
S 5th St
W 6th St
Knights of Columbus
Thrift store
Modern Beauty Academy
Barrera's Restaurante y Panaderia
American Standard
Asahi Market
W 7th St
Jesse's El Taco De Mexico
Mexican · $
ARCO
Faith Community Church
Heritage Square
S Oxnard Blvd

Community Input

Community Input:

- A virtual Community Workshop was conducted on November 15, 2021. Notices were provided to the Hobson Park East and Wilson Neighborhoods. One speaker commented on the request.
- Nearby business operators and the Chairperson for the Hobson Park East Neighborhood were contacted regarding this application and proposed operations.
- To date, staff has not received any concerns or public comments regarding the proposed project.



Select Recommended Conditions of Approval

- CofAs #13 and #14:

  Permittee and all sellers or servers and their immediate supervisors shall complete a course in Responsible Beverage Service (RBS) approved by the Chief of Police within sixty days of license granting and/or date of employment…

- CofA #15:

  Sales of alcohol may only occur between the hours of 7:00 A.M. and 9:00 P.M.

- CofA #20:

  The premises shall be equipped and maintained in good faith as a bona fide eating establishment…

Environmental Review

Exempt from California Environmental Quality Act (CEQA) (Section 15301 "Existing Facilities")

- Project does not require physical development.
- Does not trigger thresholds in City CEQA Guidelines or Exceptions to the Exemptions.
- A Notice of Exemption will be filed.

Public Comment

- Notice of PC hearing posted on-site
- Notice of PC hearing sent to surrounding property owners
- To date, no public comments regarding project for an additional alcohol outlet in the neighborhood

Staff 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 Resolution 2022-XX approving Planning and Zoning Permit No. 21-510-01 (Special Use Permit - Alcohol), subject to certain findings and conditions.

CITY OF OXNARD CALIFORNIA

PLANNING COMMISSION
STAFF REPORT

TO: Planning Commision

FROM: Jose Coyotl, Associate Planner

DATE: January 13, 2021

SUBJECT: **Project Name: TD Enterprise LLC dba Oxnard Holistics - Commercial Cannabis Business Retail Special Use Permit (SUP)**; Planning and Zoning Permit No. 21-516-24 (Retail); Located at 1015 Harbor Boulevard (APN: 191-0-075-015).

1) **Recommendation:** That the Planning Commission ("**Commission**")
   a) Finds 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 Resolution 2022-XX approving Planning and Zoning Permit No. 21-516-24 (Special Use Permit – Cannabis: Retail), subject to certain findings and conditions.

2) **Project Description and Applicant:** A request to permit the operation of a commercial cannabis retail facility within an existing 1,740 square-foot commercial suite of a 17,615 square-foot multi-tenant commercial building on a 2.39-acre site located at 1015 Harbor Boulevard (APN: 191-0-075-015) within the Commercial Neighborhood Convenience (CNC) zone. Proposed development includes tenant improvements: installation of interior wall partitioning, plumbing upgrades, upgrades to an existing fire alarm system, security upgrades to the existing building, and installation of new secure doors/windows (Attachments A and B). Cannabis retail operations will be conducted between the hours from 9:00 AM to 9:00 PM daily. For the purposes of this Staff Report, the foregoing project description shall be referred to as the "**Project**". Filed by Kristine Byers ("**Applicant**"), 2801 B Street Unit 161, San Diego, CA 92101, on behalf of TD Enterprise, LLC. dba Oxnard Holistics.

3) **Existing & Surrounding Land Uses:** The 2.39-acre property is developed with a 17,615 square-foot multi-tenant commercial building, and 108 associated parking spaces. The project will be located within the 17,615 square-foot multi-tenant commercial building located at 1015 Harbor Boulevard. The nearest youth center is Neptune Square Park, located approximately 1,309 feet southwest of the project site which is outside the required

600-foot radius away from a sensitive use. The following table identifies the General Plan and zoning designations of the project site and adjacent properties:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Visitor Serving Center (VSC)	Coastal Neighborhood Commercial (CNC)	Multi-tenant commercial shopping center.
North	Residential Exiting (REX)	Single-Family Beach (R-B-1)	Single-family homes.
South	REX and VSC	Garden Apartment Coastal (R-3-C) and CNC	Multi-family homes and vacant commercial lot.
East	REX	Coastal Low-Density Multiple Family) R-2-C and R-3-C	Multi-family homes.
West	REX	R-B-1 and R-3-C	Single-family and multi-family homes.

4) Background Information:

Cannabis Regulations

In April 2018, the City Council adopted a cannabis delivery ordinance including permit fees (Ord. No. 2937 - Chapter 11, Article XV). In January 2019, the State legalized cannabis delivery by state-licensed firms and eliminated the City's ability to regulate cannabis delivery.

On June 18, 2019, the City Council adopted Ord. No. 2960 establishing regulations pertaining to manufacturing, testing, and distribution of cannabis. On October, 1, 2019, the City Council adopted Ord. No. 2965, modifying the discretionary permitting process along with other non-substantive ordinance adjustments pertaining to manufacturing, testing, and distribution of cannabis. On December 17, 2019, the City Council adopted Ord. 2972 establishing regulations for retail cannabis (dispensary) uses. On September 15, 2020, the City Council adopted Ord. No. 2985 to permit cannabis retail dispensaries in the downtown zones ("Downtown-Core" and "Downtown-General"), and updated the cannabis regulations in the City's newly adopted Industrial Code (Chapter 16 of the OCC). On October 20, 2020, the City Council adopted a cannabis local equity program.

On December 1, 2020, the City Council adopted Ord. No. 2994 (Attachment C) establishing regulations to repeal and readopt the former City's Commercial Cannabis Regulations pertaining to cannabis manufacturing, distribution, testing, and retail dispensaries contained in Chapter 11, Article XVII ("Code"). The adapted ordinance made modifications to implement the City's Local Equity Cannabis program, update appeal provisions, and made a number of other nonsubstantive updates to the existing cannabis regulations. The City

Council also repealed Chapter 11, Article XV (Medical Cannabis Delivery), and Chapter 7, Article XVI (Cannabis and Medical Cannabis Activities) due to State legalization of state-licensed cannabis delivery operators.

Development History
The site was originally developed in the mid-1960s. Since the initial construction to present day, permits for various tenant improvements have been approved to accommodate the turnover of retail and restaurant establishments.

Commercial Cannabis Retail License Selection
On January 7, 2021, TD Enterprise LLC dba Oxnard Holistics filed for a request to obtain a Commercial Cannabis Business Permit for a 1,320 square-foot cannabis retail facility.

On March 1, 2021, TD Enterprise LLC dba Oxnard Holistics was awarded a conditional Commercial Cannabis Business Permit for cannabis retail (Attachment D). In order to successfully commence and inaugurate the Commercial Cannabis Business Permit, TD Enterprise LLC dba Oxnard Holistics is required to receive approval of a SUP as specified within OCC Section 11-457.

5) Environmental Determination:

In accordance with Section 15301, Class 1 (Existing Facilities) of the State 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**.** The Project involves a request for retailing of cannabis products within an existing commercial building, the project request will not increase the square footage of the existing building. None of the Exceptions to the Exemptions (Section 15300.2) apply to the Project to make the Exemption inapplicable. Therefore, Staff recommends that the Planning Commission find that the Project is Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) (Attachment E).

6) Analysis:

a) *General Discussion:*

As discussed below, the Project has been found to be consistent with the General Plan, Coastal Neighborhood Commercial zone, and the OCC.

In accordance with OCC Section 11-473(A) and 11-473(B), permitted uses within the Visitor Serving Center zone, includes a commercial cannabis business retail of cannabis, provided that the owner has first obtained a commercial cannabis business permit per discretionary cannabis use pursuant to Article XVI, Chapter 11 of the OCC (SUP for retail). The site will be secure at all times by the use of proper security measures as

reviewed by the Police Department.

b) ***General Plan, Local Coastal Program, and Zoning Consistency:***

General Plan Consistency:
The City's 2030 General Plan land use designation for the subject site is Visitor Serving Center (VSC), which provides for the development of areas of commercial uses designated to serve visitors to the area. Permitted uses include hotels, motels, restaurants, and specialty retail. The proposed Project is consistent with the 2030 General Plan and the property's land use designation (Attachment F).

In addition to being subject to the 2030 General Plan, the proposed development is subject to the Coastal Act and Local Coastal Plan. The applicable policies have been compared with the proposed project as follows:

Coastal Act Policies (CA) and Local Coastal Plan (LCP) Policies

POLICY NO.	POLICY	EXPLANATION
CAP 30250	New development shall be located within, contiguous with, or in close proximity to existing developed areas able to accommodate it.	The project will be located within an existing commercial shopping center limiting the impact to surrounding land uses.
CAP 30252	The Location and amount of new development should maintain and enhance public access to the cast by: a. Facilitating the provision or extension of transit service. b. Providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads. c. Providing nonautomobile circulation within the development. d. Providing adequate parking facilities or providing	The Project will operate in an existing shopping center that provides adequate parking facilities and has direct access to South Harbor Boulevard and West Wooley Road and associated transit services. Additionally, as part of the Project a condition of approval includes the installation of 10 bicycle storage spaces to help promote alternative non automotive modes of transportation.

	substitute means of servicing the development with public transportation. e. Assuring the potential for public tanist for high-intensity use such as high-rise residential office buildings. f. Assuring that the recreational needs to new residents that will not overload nearby coastal recreation development areas by correlating the amount of development with local park acquisition and development plans with the provision of on-site recreational facilities to serve the new development.	
Local Coastal Policy (LCP) No. 83	Uses permitted in area designated visitor - serving commercial shall be primarily visitor-serving in nature, including hotels, motels, restaurants, and specialty retail. Neighborhood convenience uses may be conditionally permitted. Commercial areas shall be well-designated aesthetically. Possible techniques include innovative landscape and theme architecture. Parking areas shall include bicycle parking spaces. It is the City's policy to encourage a mix of commercial visitor-serving uses to meet the needs of all economic groups. Thus, facilities that will be affordable to families of low and moderate income will be encouraged.	The Project will serve both visitor and residential neighborhoods by providing cannabis specialty retail products via a Special Use Permit within an established shopping center that meets the design standards mentioned in LCP No. 83. Furthermore, the Project was conditioned to include 10 new bicycle spaces thus improving the opportunity for more cycling in the coastal area.

Zoning Consistency:
The Project is within the Coastal Neighborhood Commercial (CNC) zone. The purpose of the CNC zone is to protect an area of established convenience shopping and personal services to serve the existing coastal residential community of Oxnard Shores and the public who visit the area. The CNC zone provides a wide range of commercial/recreational opportunities for both the visiting public and the residents of the city, including retail. As demonstrated within the table of Attachment G, the Project is in compliance with the CNC zone.

***Location and Design of Cannabis Business Requirements*:**
In accordance with OCC Section 11-473 (Location and Design of Cannabis Business), the retail sale of cannabis products is a conceptually permitted use on the property subject to relevant requirements. As demonstrated in the table of Attachment H, the Project has been found to be in compliance with Section 11-473.

As demonstrated within the referenced table attachments, this Project is consistent with the City's General Plan, General Commercial Planned Development zone, and Section 11-473 (Location and Design of Cannabis Business). Therefore, with approval of this permit, the proposed use is consistent with the zoning designation of the property.

c) Circulation and Parking:
Vehicular access to the site will occur via one existing approximately 30-foot drive aisles off West Wooley Road, one drive ailes approximately 25-foot drive aisles off Harbor Boulevard Service Road, and two approximately 25-foot drive aisles off Outrigger Way public alleyway. In order to minimize security issues unloading of cannabis products, the project will utilize a legal nonconforming loading zone along the east side of the buildings accessed by a service door to the tenant space. In order to comply with parking requirements for the proposed cannabis retail use, the applicant will be making modifications to the existing parking configuration resulting in 108 parking spaces which includes: 4 ADA, 34 standard, 66 compact, and 4 motorcycle parking stalls. Required parking is provided as follows:

USE TYPE & SQUARE FOOTAGE	PARKING STANDARD	PARKING REQUIRED	PROPOSED	COMPLIES?
Shopping Center 15,875 square feet	1 per 250 square feet of area	64	108	Yes
Retail Cannabis Use 1,740 square feet	1 per 250 square feet of area	7		Yes

Uses with More than 25 Automobile Parking Spaces	1 designated space for use by motorcycle	1	4 (included in the 108 parking spaces)	Yes
Shopping Center	Five spaces at each mall entrance	10	A minimum of 10 spaces	Yes, as conditioned
	Total Provided Parking: :	71 Parking Spaces	108 Parking Spaces	
		10 Bicycle Spaces	10 Bicycle Spaces	

d) *Police Department Review:*

With implementation of the recommended operating conditions, the Police Department anticipates the retail of cannabis products will have little, if any, adverse impact on area crime or demand for policing services. Furthermore, Port Hueneme Chief of Police Andrew Salina has made public comments during other cannabis public hearings outlining the reduction in crime Port Hueneme has experienced in areas adjacent to commercial cannabis retailers as a direct result of their operational characteristics including the use of upgraded security systems, private security, and other site-specific security plans. Several conditions of approval have been incorporated into the draft resolutions of approval (Attachments I) in order to reduce the risk for potential policing problems in the future. The Applicant has accepted all proposed conditions of approval.

7) Cannabis Review Committee:

The Project was reviewed by the Cannabis Review Committee (CRC) on September 7, 2021. Conditions of approval from CRC are included in the attached Resolution.

8) Community Workshop and Public Input:

The project site is located within the Oxnard Shores. On November 4, 2021, the site was posted with Project details and Community Workshop information, and the Developer mailed out 3,330 meeting agenda notices to the residents of Oxnard Shores and Oxnard Dunes. On November 15, 2021, the project was presented to the public during a Community Workshop meeting. There were 28 members that participated at the Community Workshop for this item. Staff received 12 comments during the meeting regarding the cannabis retail facility which are summarized below.

- 11 of the comments received highlighted the following 7 categories:
    a) Increased crime and security issues within the existing shopping center and the possible issues for the neighboring residents.
    b) The cannabis process did not conduct enough public outreach with the residents of Oxnard Shores and Dunes until the project was submitted for a Special Use Permit.
    c) The cannabis retailer does not provide a benefit to the neighboring residents.
    d) There is a concentration of adult uses within the existing shopping center which include alcohol sales.

e) The project should be reviewed for compliance with CEQA based on the retail and delivery component of cannabis retail uses.
f) Cannabis retail is not a suitable use for the shopping center and residential coastal area.
g) The City should reevaluate applying a 600 foot minimum distance to residential properties.

- 1 comment outlined support for the project based on the applicant meeting all the City requirements, likely being a positive business, and possibly reducing crime in the immediate shopping center.

Following the Community Workshop Staff has received an additional six (6) comment letters from the general public (Attachment J).

9) Appeal Procedure:

In accordance with OCC Section 16-545, the Planning Commission's action on Planning and Zoning Permit No. 21-516-24 (Commercial Cannabis Retail- Special Use permit) may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk's Office and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the City Council is not filed within 18 days of the Planning Commission's decision, the decision of the Planning Commission shall be deemed final.

Attachments:

A. Maps (Vicinity, General Plan, Zoning, Aerial)
B. Reduced Project Plans
C. Cannabis Ordinance No. 2994
D. TD Enterprise LLC dba Oxnard Holistics Conditional Commercial Cannabis Business Permit
E. Notice of Exemption
F. 2030 General Plan Consistency Chart
G. Zoning Consistency Chart
H. Location and Design of Cannabis Business Consistency Chart
I. Draft Resolution of Approval for Commercial Cannabis Retail
J. Public Comment Letters
K. Staff Presentation

Attachment

A. Maps (Vicinity, General Plan, Zoning, Aerial)

Vicinity Map

CITY OF OXNARD CALIFORNIA

Oxnard Planning

December 21, 2021

PZ 21-516-24
Location: 1015 Harbor Blvd
APN: 1910075015
Oxnard Holistics

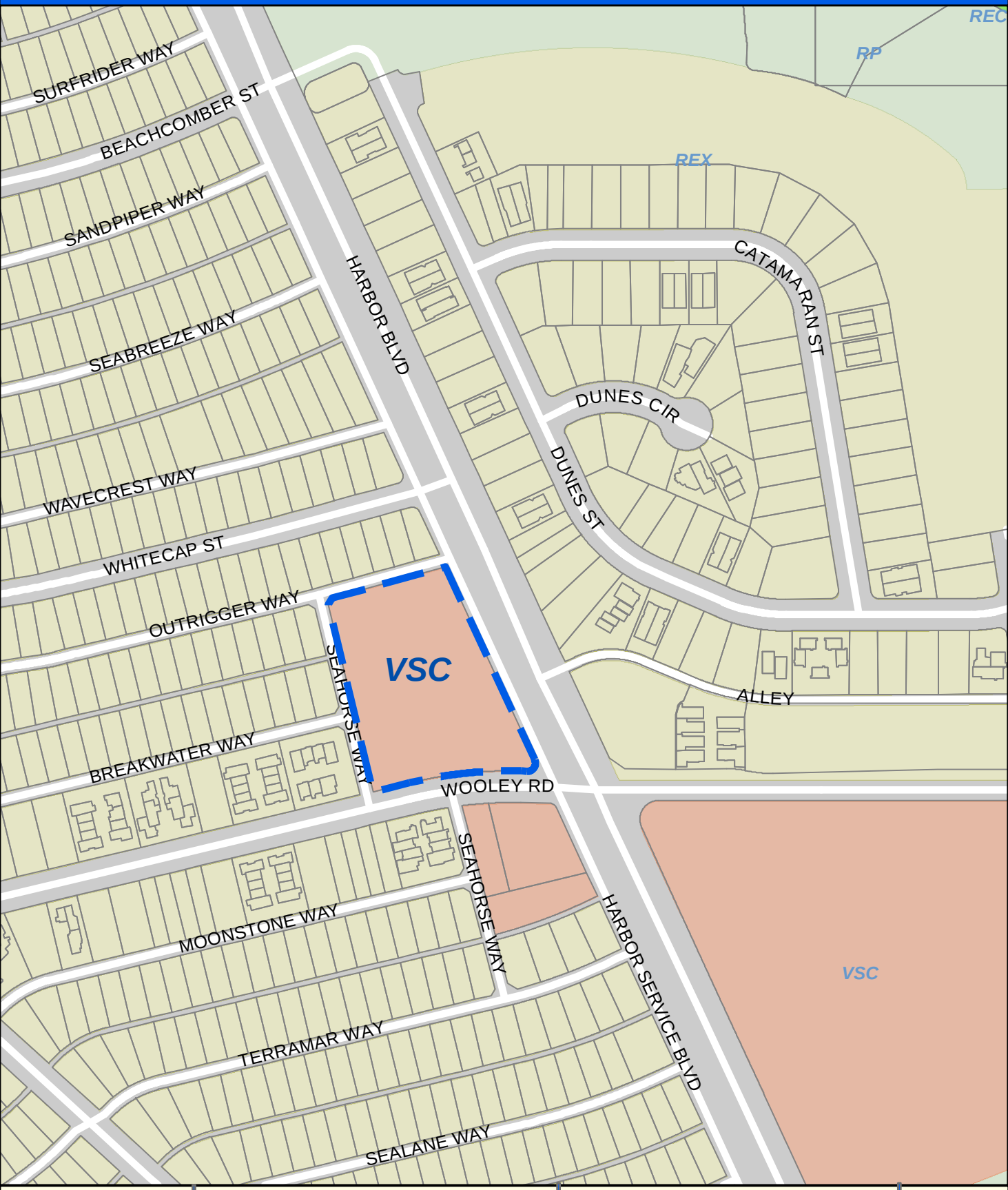
Vicinity Map

0 0.5 1 1.5 2 Miles

N

1:70,000

2030 General Plan Land Use Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

December 21, 2021

PZ 21-516-24
Location: 1015 Harbor Blvd
APN: 1910075015
Oxnard Holistics

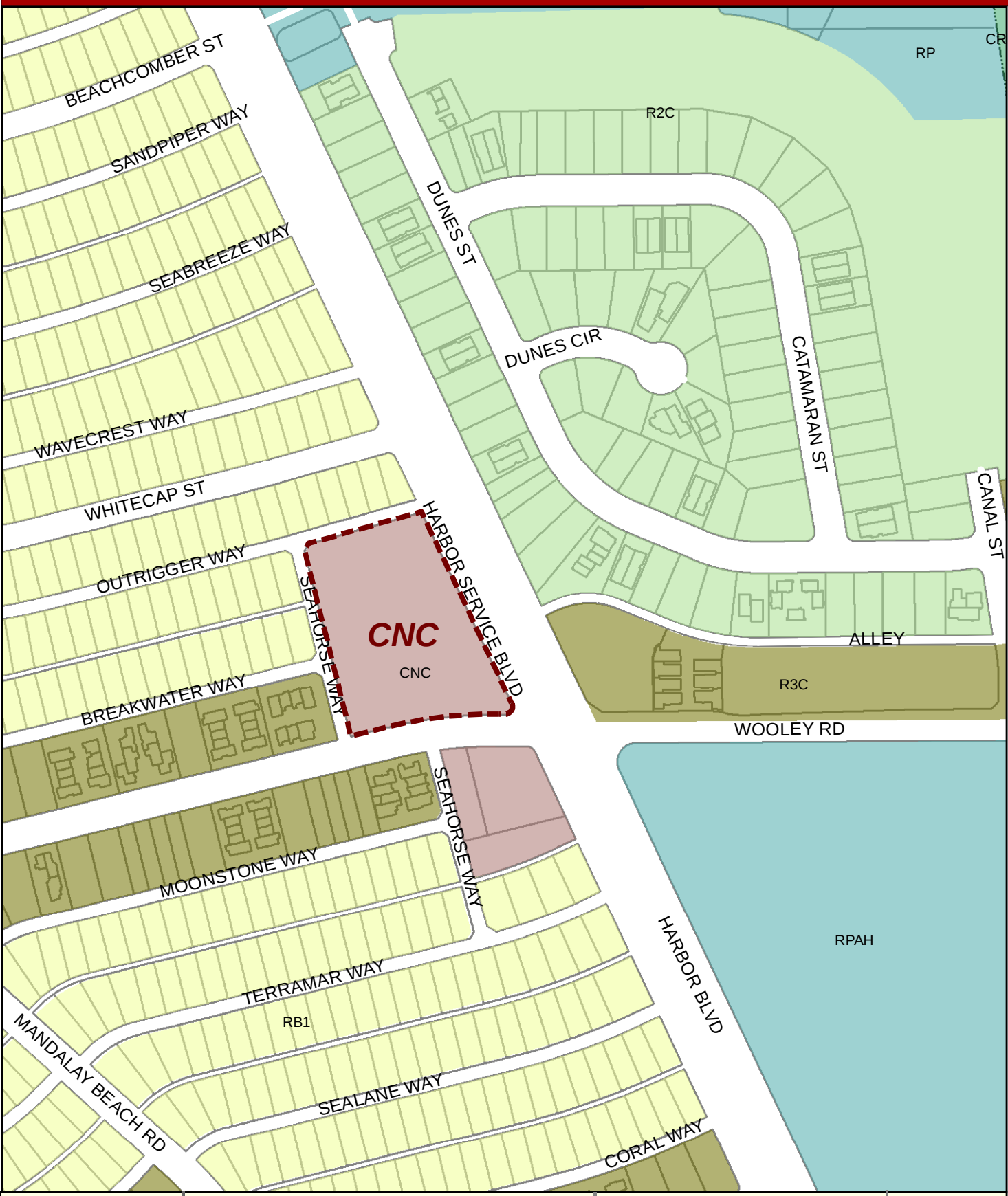
Feet
0 75 150 300

2030 General Plan Land Use Map

N W E S

1:3,000

Zoning/Specific Plan Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

December 21 2021

PZ 21-516-24
Location: 1015 Harbor Blvd
APN: 1910075015
Oxnard Holistics

0 50 100 200 300 400 Feet

Zoning/Specific Plan Map

N W E S

1:3,000

Aerial Map

CITY OF OXNARD CALIFORNIA

Oxnard Planning

December 21, 2021

PZ 21-516-24
Location: 1015 Harbor Blvd
APN: 1910075015
Oxnard Holistics

0 25 50 100 150 200 Feet

Aerial Map

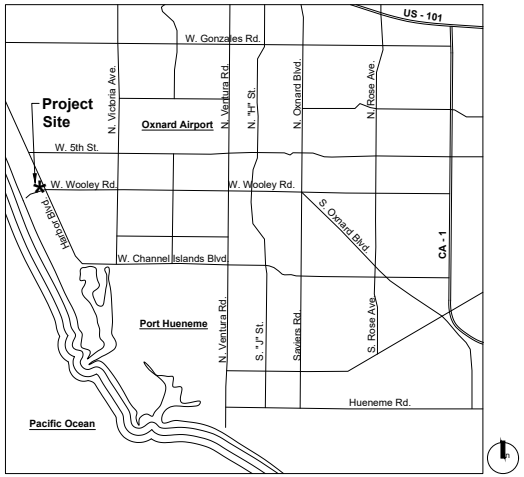
N W E S

Attachment

B. Reduced Project Plans

Vicinity Map

Scale: Not to scale



Development Summary

Project Narrative:	This project is an application for a Phase 4 SUP (Special Use Permit) for a Cannabis Retail Storefront to be located at 1015 Harbor Blvd. Oxnard, CA 93035. The scope of work will include: 1. Interior tenant improvement of existing suite within the Oxnard Shores Shopping Center; 2. Proposed demolition work includes removal of the following: interior partitions, finishes, lay-in ceilings, lighting and MEP infrastructure. 3. Proposed spaces include: Reception Lobby, Retail Sales Area, Receiving Area, Secure Manager's Office and Restroom. 4. Proposed interior work includes new partitions, lighting, MEP infrastructure, security system, fire sprinklers, millwork and finishes throughout. 5. Proposed exterior work includes new signage and security system.	
Project Team:	Client:	TD Enterprise LLC 6847 Avenida Andorra La Jolla, CA 92037 Contact: Tony Hall tonyh@torreyholistics.com 619.807.7044
	Architect:	Kristi Byers, Architect A.P.C. 3919 30th Street, Suite 107 San Diego, CA 92104 Contact: Kristi Byers, AIA LEED AP BD&C kb@kristibyersaia.com 619.599.5984
Project Address:	1015 Harbor Boulevard Oxnard, CA 93035	
Legal Description:	Tract: 127701, Lot: 115, Ref: 029Mr 061	
APN:	191-0-075-015	
Sheet Index:	T0.00 Development Summary & Vicinity Map A1.00 Site Plan & Parking Calculations A1.50 Egress Plan A2.00 Floor Plan A3.00 Partial Exterior Elevations	
Type of Construction:	Type 5-B	
Occupancy Classification:	Existing: B - Office Proposed: M - Commercial	
Zoning & Overlays:	Base Zone:	CNC - Coastal Neighborhood Commercial
Gross Area:	Gross Site Area:	104,108 SF
	Gross Building Area:	17,615 SF (Entire shopping center)
	Gross Project Floor Area:	1,740 SF (This project's suite only)
Existing & Proposed Use:	Existing Use:	One suite is vacant; the second suite is a nail salon
	Proposed Use:	Cannabis Retail Storefront
Year Constructed:	1979	
Applicable Codes:	City of Oxnard Municipal Code 2019 California Building Code 2019 California Green Building Code 2019 California Plumbing Code 2019 California Mechanical Code 2019 California Energy Code 2019 California Fire Code	

Kristi Byers, Architect
Architecture Design Sustainability

Project:

Oxnard Holistics - Cannabis Retail Shop
Special Use Permit

1015 Harbor Boulevard
Oxnard, California 93035

Drawing Preparation and Revision Dates

01	07.26.2021	SUP Submittal
02	09.24.2021	SUP Resubmittal
03	10.24.2021	SUP Resubmittal
04	11.29.2021	SUP Resubmittal - ADA Revs.

Drawing Name:
Development Summary & Vicinity Map

Drawing Number:
T0.00

Parking Calculation Chart:

Standard Spaces (9'-9" x 19'-0")	34
Compact Spaces (size meets min. but varies)	66
Accessible Spaces	4
Motorcycle Spaces	4
Total Parking Spaces:	***108***

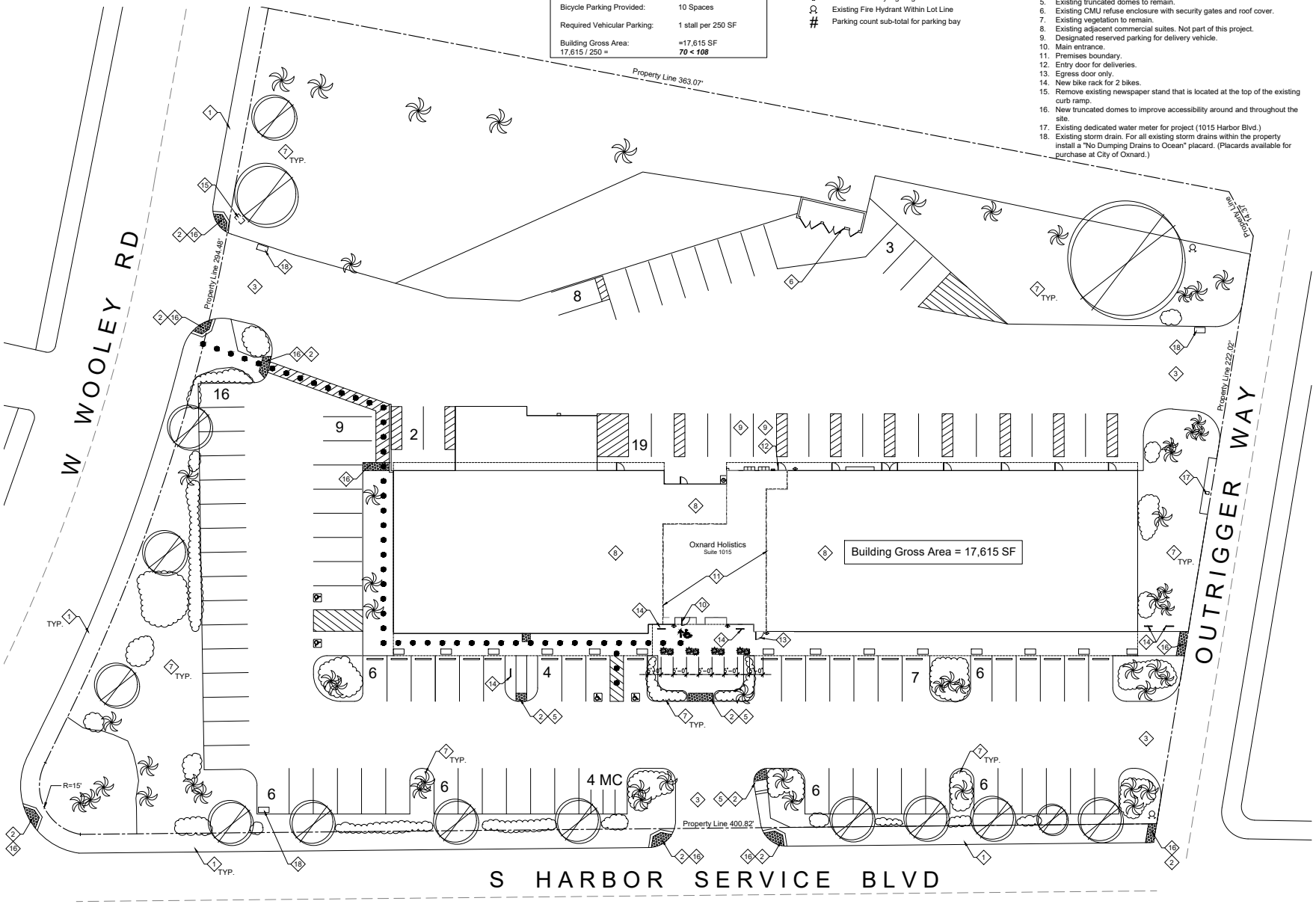
Bicycle Parking Provided:	10 Spaces
Required Vehicular Parking:	1 stall per 250 SF
Building Gross Area:	=17,615 SF
17,615 / 250 =	***70 < 108***

Legend:

- Property Line
- Accessible Path of Travel
- Accessible Entrance
- Exterior Security Lighting
- Existing Fire Hydrant Within Lot Line
- # Parking count sub-total for parking bay

Site Plan Key Notes:

1. Existing sidewalk to remain.
2. Existing curb cut to remain.
3. Existing driveway to remain.
4. Concrete planter to serve as vehicular barrier. Final design to be approved by City of Oxnard Police Department.
5. Existing truncated domes to remain.
6. Existing CMU refuse enclosure with security gates and roof cover.
7. Existing vegetation to remain.
8. Existing adjacent commercial suites. Not part of this project.
9. Designated reserved parking for delivery vehicle.
10. Main entrance.
11. Premises boundary.
12. Entry door for deliveries.
13. Egress door only.
14. New bike rack for 2 bikes.
15. Remove existing newspaper stand that is located at the top of the existing curb ramp.
16. New truncated domes to improve accessibility around and throughout the site.
17. Existing dedicated water meter for project (1015 Harbor Blvd.)
18. Existing storm drain. For all existing storm drains within the property install a "No Dumping Drains to Ocean" placard. (Placards available for purchase at City of Oxnard.)



10. Site Plan

Scale: 1/8" = 1'-0"

Kristi Byers, Architect
Architecture Design Sustainability

Project:

Oxnard Holistics - Cannabis Retail Shop
Special Use Permit

1015 Harbor Boulevard
Oxnard, California 93035

Drawing Preparation and Revision Dates

01	07.26.2021	SUP Submittal
02	09.24.2021	SUP Resubmittal
03	10.24.2021	SUP Resubmittal
04	11.29.2021	SUP Resubmittal - ADA Revs.

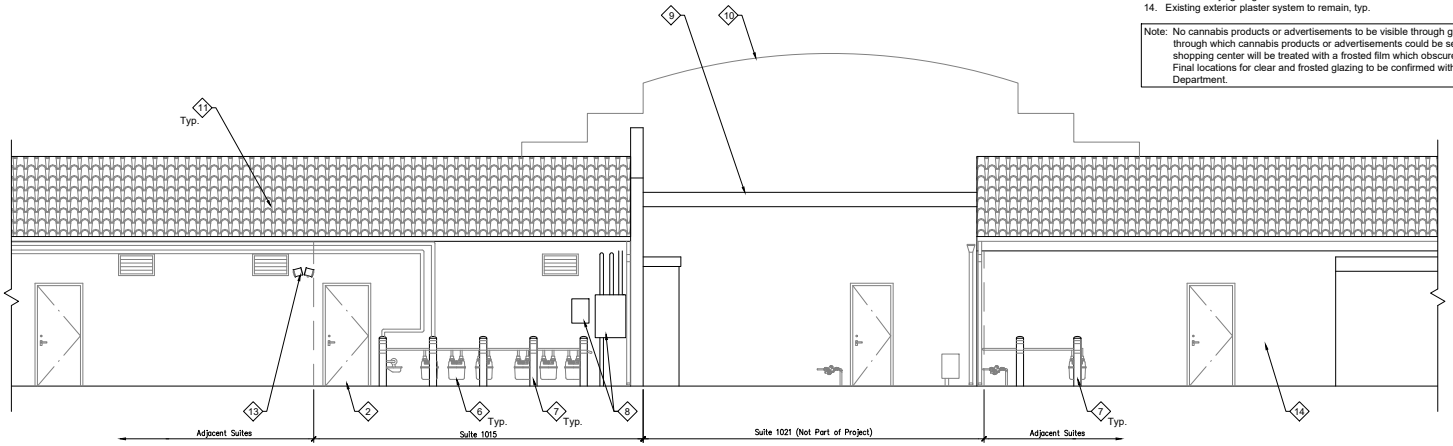
Drawing Name:
Site Plan & Parking Calculations

Drawing Number:
A1.00

Partial Exterior Elevation Key Notes:

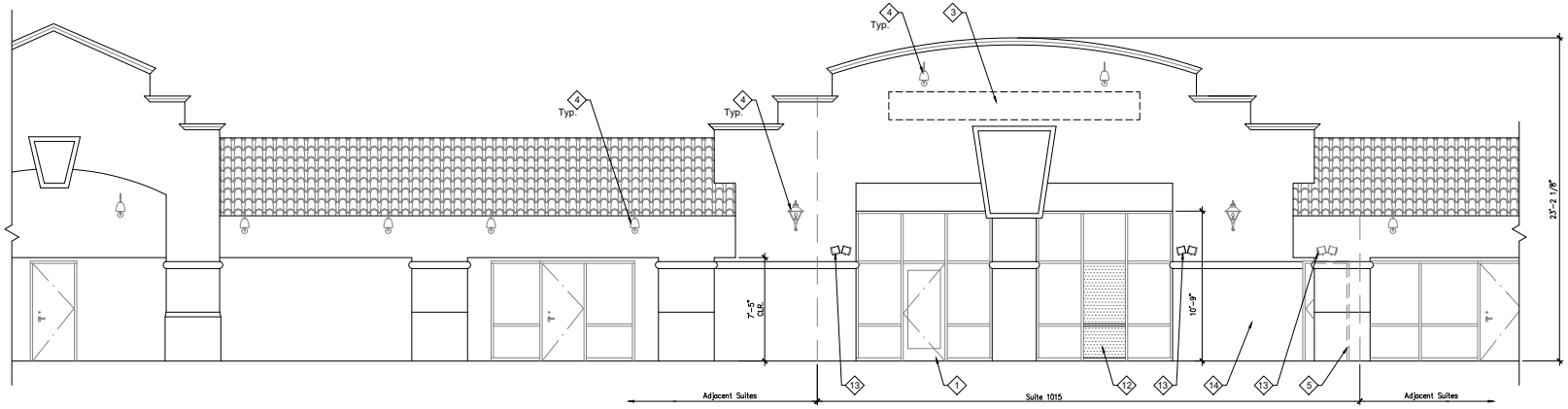
1. Existing door to become main entry to cannabis retail shop.
2. Existing dedicated secured product delivery door (restricted to delivery personnel and employees only.)
3. New cannabis retail shop signage over main entry.
4. Existing building lighting to remain.
5. Dashed line represents egress door beyond.
6. Existing natural gas meter bank to remain.
7. Existing bollards for gas meter equipment protection.
8. Existing telephone panels.
9. Existing parapet with flat roof beyond.
10. Existing parapet at front of building, beyond.
11. Existing roofing to remain.
12. Existing exterior storefront door to be removed and replaced with new storefront glazing system to match existing.
13. New security lighting.
14. Existing exterior plaster system to remain, typ.

Note: No cannabis products or advertisements to be visible through glazing. Any glazing through which cannabis products or advertisements could be seen by passers-by in the shopping center will be treated with a frosted film which obscures the view to the interior. Final locations for clear and frosted glazing to be confirmed with the Oxnard Police Department.



11. Partial West Exterior Elevation

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



10. Partial West Exterior Elevation

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

Kristi Byers, Architect
Architecture Design Sustainability

Project:

Oxnard Holistics - Cannabis Retail Shop
Special Use Permit

1015 Harbor Boulevard
Oxnard, California 93035

Drawing Preparation and Revision Dates

01	07.26.2021	SUP Submittal
02	09.24.2021	SUP Resubmittal
03	10.24.2021	SUP Resubmittal
04	11.29.2021	SUP Resubmittal - ADA Revs.

Drawing Name:
Partial
Exterior Elevations

Drawing Number:
A3.00
(5 of 5)

Attachment

C. Cannabis Ordinance No. 2994

ORDINANCE NO. 2994

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD, CALIFORNIA REPEALING AND READOPTING ARTICLE XVII OF CHAPTER 11 OF THE OXNARD CITY CODE (OXNARD CITY CODE SECTIONS 11-450 TO 11-496) REGARDING COMMERCIAL CANNABIS ACTIVITY, REPEALING CHAPTER 7, ARTICLE XVI OF THE OXNARD CITY CODE (OXNARD CITY CODE SECTION 7-280 TO 7-285) REGARDING CANNABIS AND MEDICAL CANNABIS MEDICAL ACTIVITIES, AND REPEALING ARTICLE XV OF CHAPTER 11 OF THE OXNARD CITY CODE (OXNARD CITY CODE SECTIONS 11-390 TO 11-403) REGARDING MEDICAL CANNABIS DELIVERY

The City Council of the City of Oxnard does hereby ordain as follows:

Section 1. Article XVII of Chapter 11 of the Oxnard City Code regarding Commercial Cannabis Activity is hereby repealed and readopted to read as follows:

"ARTICLE XVII. COMMERCIAL CANNABIS ACTIVITY

SEC. 11-450. PURPOSE AND INTENT.

It is the purpose and intent of this article to implement the provisions of the Medicinal and Adult Use Cannabis Regulation and Safety Act ("MAUCRSA") to accommodate the needs of medically-ill persons in need of and provide access to cannabis for medicinal purposes as recommended by their health care provider(s), and to provide access to adult-use for persons over the age of 21 as authorized by the Control, Regulate and Tax Adult Use of Cannabis Act ("AUMA" or "Proposition 64" enacted by California voters in 2016), while imposing sensible regulations on the use of land to protect the city's residents, neighborhoods, and businesses from disproportionately negative impacts. As such, it is the purpose and intent of this article to regulate the Cultivation, Processing, manufacturing, testing, Sale, Delivery, Distribution, and transportation of Cannabis and Cannabis Products in a responsible manner to protect the health, safety, and welfare of the residents of the city and to enforce rules and regulations consistent with state law. It is the further purpose and intent of this article to require all commercial cannabis operators to obtain and renew annually a permit to operate within the city. Nothing in this article is intended to authorize the possession, use, or provision of Cannabis for purposes that violate state or federal law. The provisions of this article are in addition to any other permits, licenses and approvals which may be required to conduct business in the city, and are in addition to any permits, licenses and approval required under state, city, or other law.

SEC. 11-451. LEGAL AUTHORITY.

Pursuant to Sections 5 and 7 of Article XI of the California Constitution, the provisions of the MAUCRSA, any subsequent state legislation and/or regulations regarding same, the city is authorized to adopt ordinances that establish standards, requirements and regulations for the

licensing and permitting of Commercial Cannabis Activity. Any standards, requirements, and regulations regarding health and safety, security, and worker protections established by the state, or any of its departments or divisions, shall be the minimum standards applicable in the city to all Commercial Cannabis Activity.

SEC. 11-452. CANNABIS CULTIVATION AND COMMERCIAL CANNABIS ACTIVITIES PROHIBITED UNLESS SPECIFICALLY AUTHORIZED BY THIS ARTICLE.

Except as specifically authorized in this article, the commercial Cultivation, Manufacture, Processing, storing, laboratory testing, Labeling, Sale, Delivery, Distribution or transportation (other than as provided under Cal. Bus. and Prof. Code Section 26090(e)), of Cannabis or Cannabis Product is expressly prohibited in the city.

SEC. 11-453. COMPLIANCE WITH STATE AND LOCAL LAWS.

It is the responsibility of the Owners and operators of a Commercial Cannabis Business to ensure that it is always operating in a manner compliant with all applicable state and local laws, and any regulations promulgated thereunder. Nothing in this article shall be construed as authorizing any actions that violate federal, state or local law with respect to the operation of a Commercial Cannabis Business. It shall be the responsibility of the owners and the operators of a Commercial Cannabis Business to ensure that the Commercial Cannabis Business is, at all times, operating in a manner compliant with all applicable federal, state and local laws, including the MAUCRSA, and any subsequently enacted state law or regulatory, licensing, or certification requirements, and any specific, additional operating procedures or requirements which may be imposed as conditions of approval of the local Commercial Cannabis Business Permit. Nothing in this article shall be construed as authorizing any actions that violate federal or state law regarding the operation of a Commercial Cannabis Business.

SEC. 11-454. DEFINITIONS.

When used in this article, the following words shall have the meanings ascribed to them as set forth herein. Any reference to California statutes includes any regulations promulgated thereunder and is deemed to include any successor or amended version of the referenced statute or regulatory provision.

(A) A-LICENSE - A state license issued by the Bureau of Cannabis Control for Cannabis or Cannabis Products that are intended for adults 21 years of age and over and who do not possess physician's recommendations.

(B) A-LICENSEE - Any person holding a license for Cannabis or Cannabis Products that are intended for adults 21 years of age and over and who do not possess physician's recommendations.

(C) APPLICANT - An Owner applying for a Commercial Cannabis Business Permit pursuant to this article.

(D) BATCH - A specific quantity of homogeneous Cannabis or Cannabis Product that is one of the following types:

(1) HARVEST BATCH - A specifically identified quantity of dried flower or trim, leaves,

and other Cannabis plant matter that is uniform in strain, harvested at the same time, and, if applicable, cultivated using the same pesticides and other agricultural chemicals and harvested at the same time.

(2) MANUFACTURED CANNABIS BATCH - Either of the following:

(a) An amount of Cannabis concentrates or extract that is produced in one production cycle using the same extraction methods and standard operating procedures.

(b) An amount of a type of manufactured Cannabis produced in one production cycle using the same formulation and standard operating procedures.

(E) BUREAU - The Bureau of Cannabis Control within the Department of Consumer Affairs, formerly named the Bureau of Marijuana Control, the Bureau of Medical Cannabis Regulation, and the Bureau of Medical Marijuana Regulation, or its successor.

(F) CANNABIS - All parts of the Cannabis sativa Linnaeus, Cannabis indica, or Cannabis ruderalis, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. Cannabis also means the separated resin, whether crude or purified, obtained from cannabis. Cannabis does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. For the purpose of this article, Cannabis does not mean "industrial hemp" as defined by Cal. Health and Safety Code Section 11018.5 or Cal. Food and Agricultural Code Section 81000.

(G) CANNABIS ACCESSORIES - The same meaning as in Cal. Health and Safety Code Section 11018.2.

(H) CANNABIS INNOVATION ZONE - A park or campus which is one contiguous commercial area of land which has many Cannabis related businesses grouped together. Each individual business would be clearly defined, which has a unique entrance and immovable physical barriers between uniquely licensed premises.

(I) CANNABIS CONCENTRATE - Cannabis that has undergone a process to concentrate one or more active cannabinoids, thereby increasing the product's potency. Resin from granular trichomes from a Cannabis plant is a concentrate for purposes of this article. A Cannabis concentrate is not considered food, as defined by Cal. Health and Safety Code Section 109935, or drug, as defined by Cal. Health and Safety Code Section 109925.

(J) CANNABIS PRODUCT - A product containing Cannabis, including, but not limited to, manufactured Cannabis, - intended to be sold for use by Cannabis patients in California pursuant to the Compassionate Use Act of 1996 (Proposition 215), found at Cal. Health and Safety Code Section 11362.5 (as the same may be amended from time-to-time) or pursuant to the Adult Use of Cannabis Act. For purposes of this article, Cannabis does not include industrial hemp as defined by Cal. Food and Agricultural Code Section 81000, or Cal. Health and Safety Code Section 11018.5.

(K) CANNABIS PRODUCTS - The same meaning as in Cal. Health and Safety Code Section 11018.1.

(L) CANOPY - The designated area(s) at a licensed premise, except nurseries that will contain mature plants at any point in time.

(1) Canopy shall be calculated in square feet and measured using clearly identifiable boundaries of all areas(s) that will contain mature plants at any point in time, including all of the

space(s) within the boundaries; and

(2) Canopy may be non contiguous but each unique area included in the total canopy calculation shall be separated by an identifiable boundary which include, but are not limited to: interior walls, shelves, greenhouse walls, hoop house walls, garden benches, hedgerows, fencing, garden beds or garden plots; and

(3) If mature plants are being cultivated using a shelving system, the surface area of each level shall be included in the total Canopy calculation.

(M) CAREGIVER or PRIMARY CAREGIVER - The same meaning as that term is defined in Cal. Health and Safety Code Section 11362.7.

(N) CHILD RESISTANT - Designed or constructed to be significantly difficult for children under five years of age to open, and not difficult for normal adults to use properly.

(O) CITY - The City of Oxnard including the area within the territorial city limits of the city and such territory outside of the city over which the city council has jurisdiction or control by virtue of any provision of law.

(P) COMMERCIAL CANNABIS ACTIVITY - Includes the possession, Manufacture, Distribution, Processing, storing, Sale, laboratory testing, packaging, Labeling or transportation of Cannabis and Cannabis Products as provided for in this division.

(Q) COMMERCIAL CANNABIS BUSINESS - Any business or operation which engages in medicinal or adult-use Commercial Cannabis Activity.

(R) COMMERCIAL CANNABIS BUSINESS PERMIT - A regulatory permit issued by the city pursuant to this article to a Commercial Cannabis Business and is required before any Commercial Cannabis Activity may be conducted in the city. The initial permit and annual renewal of a Commercial Cannabis Business Permit is made expressly contingent upon the business's ongoing compliance with all of the requirements of this article and any regulations adopted by the city governing the Commercial Cannabis Activity at issue.

(S) CULTIVATION - Any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of Cannabis.

(T) CULTIVATION SITE - A location where Cannabis is planted, grown, harvested, dried, cured, graded, or trimmed, or a location where any combination of those activities occurs.

(U) CUSTOMER - A natural person 21 years of age or over, or a natural person 18 years of age or older who possesses a physician's recommendation or a medical marijuana identification card.

(V) DAY CARE CENTER - The same meaning as in Cal. Health and Safety Code Section 1596.76.

(W) DELIVERY - The commercial transfer of Cannabis or Cannabis Products to a Customer. Delivery also includes the use by a retailer of any technology platform owned and controlled by the Retailer.

(X) DIRECTOR - The director of the California Department of Consumer Affairs. .

(Y) DISTRIBUTION - The procurement, sale, and transport of Cannabis and Cannabis Products between licensees.

(Z) DISTRIBUTOR - A person holding a valid Commercial Cannabis Business Permit for Distribution issued by the city, and, a valid state license for Distribution, required by state law to engage in the business of purchasing Cannabis from a licensed cultivator, or Cannabis Products from a licensed Manufacturer, for sale to a licensed Retailer.

(AA) DRIED FLOWER - All dead Cannabis that has been harvested, dried, cured, or otherwise processed, excluding leaves and stems.

(BB) EDIBLE CANNABIS PRODUCT - Cannabis Product that is intended to be used, in whole or in part, for human consumption, including, but not limited to, chewing gum, but excluding products set forth in Cal. Food and Agricultural Code Division 15 (commencing with Section 32501). An Edible Cannabis Product is not considered food, as defined by Cal. Health and Safety Code Section 109935, or a drug, as defined by Cal Health and Safety Code Section 109925.

(CC) FUND - The Cannabis Control Fund established pursuant to Cal. Bus. and Prof. Code Section 26210.

(DD) GREENHOUSE - A fully enclosed permanent structure that is clad in transparent material with climate control, such as heating and ventilation capabilities and supplemental artificial lighting, and that uses a combination of natural and supplemental lighting for Cultivation.

(EE) KIND - Applicable type or designation regarding a particular Cannabis variant or Cannabis Product type, including, but not limited to, strain name or other grower trademark, or growing area designation.

(FF) LABELING - Any label or other written, printed, or graphic matter upon a Cannabis Product, upon its container.

(GG) LICENSE - A state license issued by the state and includes both an A-license and an M-license, as well as a Testing Laboratory license.

(HH) LICENSEE - Any person holding a license under this article, regardless of whether the license held is an A-license or an M-license, and includes the holder of a Testing Laboratory license.

(II) LICENSING AUTHORITY - The city and/or state agency responsible for the issuance, renewal, or reinstatement of the license, or the city and/or state agency authorized to take disciplinary action against the licensee.

(JJ) LIMITED-ACCESS AREA - An area in which cannabis is stored or held and is only accessible to a licensee or permittee and authorized personnel.

(KK) LIVE PLANTS - Living Cannabis flowers and plants, including seeds, immature plants, and vegetative stage plants.

(LL) LOCAL JURISDICTION - A city, county or city and county.

(MM) LOCAL EQUITY APPLICANT – Applicant with at least forty percent (40%) Local Ownership. To remain a Local Equity Applicant, a minimum of 40% Local Ownership must be maintained for the entire period of time in which a Local Equity Applicant has a Commercial Cannabis Business Permit. If an applicant does not obtain a Commercial Cannabis Business Permit based upon the local equity status, then that applicant shall not be deemed a Local Equity Applicant.

(NN) LOCAL OWNERSHIP -- Ownership interest(s) held by one or more natural persons who are a resident within the city's corporate boundaries as of the date the application is submitted and who maintain local residency at all times while their ownership interest(s) are used for qualifying as a Local Equity Applicant for one or more Commercial Cannabis Business Permits. Factors used to determine local residency shall include (as applicable) but are not limited to the following: ownership or rental of dwelling unit within the city's corporate boundaries that is the primary residence; California driver's license with a residential address within the city's corporate boundaries that is the primary residence; voter registration at a residential address within the city's corporate boundaries that is the primary residence; residential address within the city's corporate boundaries used for filing state and federal income

tax returns that is the primary residence; and the natural person does not have a homestead exemption in any jurisdiction other than within the city's corporate boundaries. Local Ownership" is subject to ongoing verification under penalty of perjury.

(OO) LOT - A Batch or a specifically identified portion of a Batch.

(PP) M-LICENSE - A state license issued by the state for Commercial Cannabis Activity involving medicinal Cannabis.

(QQ) M-LICENSEE - Any person holding a license by the state for Commercial Cannabis Activity involving medicinal cannabis.

(RR) MANUFACTURE - To compound, blend, extract, infuse, or otherwise make or prepare a Cannabis Product.

(SS) MANUFACTURED CANNABIS - Raw Cannabis that has undergone a process whereby the raw agricultural product has been transformed into a concentrate, extraction or other manufactured product intended for internal consumption through inhalation or oral ingestion or for topical application.

(TT) MANUFACTURER - A licensee that conducts the production, preparation, propagation, or compounding of Cannabis or Cannabis Products either directly or indirectly or by extraction methods, or independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis at a fixed location that packages or repackages Cannabis or Cannabis Products or labels or container.

(UU) MANUFACTURING SITE - A location that produces, prepares, propagates, or compounds Cannabis or Cannabis Products, directly or indirectly, by extraction methods, independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis, and is owned and operated by a person issued a valid Commercial Cannabis Business Permit for Manufacturing from the city and, a valid state license as required for Manufacturing of Cannabis Products.

(VV) MEDICINAL CANNABIS or MEDICINAL CANNABIS PRODUCT - Cannabis or a Cannabis Product, respectively, intended to be sold for use pursuant to the Compassionate Use Act of 1996 (Proposition 215), found at Cal. Health and Safety Code Section 11362.5, by a medicinal Cannabis patient in California who possesses a physician's recommendation.

(WW) NONVOLATILE SOLVENT - Any solvent used in the extraction process that is not a volatile solvent. For purposes of this article, a nonvolatile solvent includes carbon dioxide (CO_2) used for extraction and ethanol used for extraction or post-extraction processing.

(XX) NURSERY - A Licensee that produces only clones, immature plants, seeds, and other agricultural products used specifically, for the propagation and Cultivation of Cannabis.

(YY) OPERATION - Any act for which a license is required under the provisions of this article, or any commercial transfer of Cannabis or Cannabis Products.

(ZZ) OWNER - Any of the following:

(1) A Person with an aggregate ownership interest of 20% or more in the Person applying for a license, Commercial Cannabis Business Permit or a Licensee, unless the interest is solely a security, lien, or encumbrance.

(2) The manager of a nonprofit or other entity.

(3) A member of the board of directors of a nonprofit.

(4) An individual who will be participating in the direction, control, or management of the business applying for a license, or who has a financial interest in the business other than a fixed lease of real property.

(AAA) PACKAGE - Any container or receptacle used for holding Cannabis or Cannabis

Products.

(BBB) PATIENT or QUALIFIED PATIENT - The same definition as Cal. Health and Safety Code Sections 11362.7 *et seq.*, as it may be amended, and which means a person who is entitled to the protections of Cal. Health and Safety Code Section 11362.5.10.

(CCC) PERSON - Includes any individual, firm, partnership, joint venture, association, corporation, limited liability company, estate, trust, business, business trust, receiver, syndicate, or any other group or combination acting as a unit, and the plural as well as the singular.

(DDD) PERSON WITH AN IDENTIFICATION CARD - The meaning given that term by Cal. Health and Safety Code Section 11362.7.

(EEE) PHYSICIAN'S RECOMMENDATION - A recommendation by a physician that a patient use Cannabis provided in accordance with the Compassionate Use Act of 1996 (Proposition 215), found at Cal. Health and Safety Code Section 11362.5.

(FFF) PREMISES - The designated structure or structures and land specified in the application that is owned, leased, or otherwise held under the control of the applicant or Licensee where the Commercial Cannabis Activity will be or is conducted. The premises shall be a contiguous area and shall only be occupied by one licensee unless the operator is granted a M-license and an A-license for the same type of activity and such operation is lawful under state and local laws, rules and regulations.

(GGG) PROCESSING - A Cultivation Site that conducts only trimming, drying, curing, grading, packaging, or labeling of Cannabis and nonmanufactured Cannabis Products.

(HHH) PURCHASER - The customer who is engaged in a transaction with a Licensee for purposes of obtaining cannabis or cannabis products.

(III) RETAILER - A Commercial Cannabis Business facility where Cannabis, Cannabis Products, or devices for the use of Cannabis or Cannabis Products are offered, either individually or in any combination, for retail Sale, including an establishment (whether fixed or mobile) that delivers, pursuant to express authorization, Cannabis and Cannabis Products as part of a retail sale, and where the operator holds a valid Commercial Cannabis Business Permit from the city authorizing the operation of a retailer, and a valid state license as required by state law to operate a retailer.

(JJJ) SELL, SALE, and TO SELL - Include any transaction whereby, for any consideration, title to Cannabis or Cannabis Products are transferred from one person to another, and includes the Delivery of Cannabis or Cannabis Products pursuant to an order placed for the purchase of the same and soliciting or receiving an order for the same, but does not include the return of Cannabis or Cannabis Products by a Licensee to the licensee from whom the Cannabis or Cannabis Product was purchased.

(KKK) STATE LICENSE - A permit or license issued by the State of California, or one of its departments or divisions, under MAUCRSA and any subsequent State of California legislation regarding the same to engage in Commercial Cannabis Activity.

(LLL) TESTING LABORATORY - A laboratory, facility, or entity in the state that offers or performs tests of Cannabis or Cannabis Products and that is both of the following:

(1) Accredited by an accrediting body that is independent from all other persons involved in Commercial Cannabis Activity in the state.

(2) Licensed by the State of California.

(MMM) TOPICAL CANNABIS - A product intended for external application and/or absorption through the skin. A topical Cannabis Product is not considered a drug as defined by Cal. Health and Safety Code Section 109925.

(NNN) TRANSPORT - The transfer of Cannabis Products from the permitted business location of one Licensee to the permitted business location of another Licensee, for the purposes of conducting Commercial Cannabis Activity authorized by MAUCRSA which may be amended or repealed by any subsequent State of California legislation regarding the same.

(OOO) UNIQUE IDENTIFIER - An alphanumeric code or designation used for reference to a specific plant on a licensed premises and any Cannabis or Cannabis Product derived or manufactured from that plant.

(PPP) VOLATILE SOLVENT - Any solvent that is or produces a flammable gas or vapor that, when present in the air in sufficient quantities, will create explosive or ignitable mixtures. Examples of volatile solvents include, but are not limited to, butane, hexane, and propane.

(QQQ) YOUTH CENTER - Any public or private facility that is primarily used to host recreation or social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club facilities, video arcades where ten or more video games or game machines or devices are operated, and where minors are legally permitted to conduct business, or similar amusement park facilities. It shall also include a park, playground or recreational area specifically designed to be used by children which has play equipment installed, including public grounds designed for athletic activities such as baseball, softball, soccer, or basketball or any similar facility located on a public or private school grounds, or on city, county or state parks. This definition shall not include any private martial arts, yoga, ballet, music, art studio or similar studio of this nature nor shall it include any private gym, athletic training facility, pizza parlor, dentist office, doctor's office primarily serving children or a location which is primarily utilized as an administrative office or facility for youth programs or organizations.

SEC. 11-455. CANNABIS EMPLOYEE PERMIT REQUIRED.

A request for a cannabis employee permit will only be initiated after securing a favorable recommendation for a Commercial Cannabis Business Permit. If an Owner has employees at the time of submittal of the Commercial Cannabis Business Permit application, a request for a cannabis employee permit can be initiated in advance of issuance of a discretionary land use permit.

(A) Any person who is an employee or who otherwise works within a Commercial Cannabis Business must be legally authorized to do so under applicable state law.

(B) Any person who is an employee or who otherwise works within a Commercial Cannabis Business must obtain a commercial cannabis employee work permit from the city prior to performing any work at any Commercial Cannabis Business.

(C) Applications for a commercial cannabis employee work permit shall be developed, made available, and processed by the city manager or his or her designee(s), and shall include, but not be limited to, the following information:

(1) Name, address, and phone number of the applicant;

(2) Age and verification of applicant. A copy of a birth certificate, driver's license, government issued identification card, passport or other proof that the applicant is at least 21 years of age must be submitted with the application;

(3) Name, address of the Commercial Cannabis Business where the person will be employed, and the name of the primary manager of that business;

(4) A list of any crimes enumerated in Cal. Bus. and Prof. Code Section 26057(b)(4) for

which the applicant or employee has been convicted;

(5) Name, address, and contact person for any previous employers from which the applicant was fired, resigned, or asked to leave and the reasons for such dismissal or firing;

(6) The application shall be accompanied by fingerprints and a recent photograph of the applicant in a form and manner as required by the city manager or his or her designee(s);

(7) A statement signed under penalty of perjury that the information provided is true and correct;

(8) If applicable, verification that the applicant is a qualified patient or primary caregiver;

(9) A fee paid in an amount set by resolution of the city council in an amount necessary to cover the costs of administering the employee work permit programs. The fee is non-refundable and shall not be returned in the event the work permit is denied or revoked.

(D) (1) The applicable city department head or his or her designee(s) shall review the application for completeness, shall conduct a background check to determine whether the applicant was convicted of a crime or left a previous employer for reasons that show the applicant:

(a) Has been convicted of a crime involving dishonesty, fraud or deceit, including but not limited to fraud, forgery, theft, or embezzlement as those offenses are defined in Cal. Penal Code Sections 186.11, 470, 484, and 504a; or

(b) Has committed a felony or misdemeanor involving fraud, deceit, or embezzlement; or

(c) Was convicted of a violent felony, a crime of moral turpitude; or

(d) The illegal use, possession, transportation, distribution or similar activities related to controlled substances, as defined in the Federal Controlled Substances Act, except for cannabis related offenses for which the conviction occurred after the passage of the Compassionate Use Act of 1996.

(2) Discovery of these facts showing that the applicant is dishonest or has been convicted of the requisite crimes are grounds for denial of the permit. Where the applicant's sentence (including any term of probation, incarceration, or supervised release) for possession of, possession for sale, sale, manufacture, transportation, or cultivation of a controlled substance is completed, such underlying conviction shall not be the sole ground for denial of a commercial cannabis employee work permit. Furthermore, an applicant shall not be denied a permit if the denial is based solely on any of the following: (i) a conviction for any crime listed in subsection (D)(1)(d) above for which the applicant has obtained a certificate of rehabilitation pursuant to Cal. Penal Code, Chapter 3.5 (commencing with Section 4852.01) of Title 6 of Part 3, or (ii) a conviction that was subsequently dismissed pursuant to Cal. Penal Code Sections 1203.4, 1203.4a, or 1203.41 or any other provision of state law allowing for dismissal of a conviction.

(E) The applicable department head or his or her designee(s) shall issue the commercial cannabis employee permit or a written denial to the applicant within 30 days of the date the application was deemed complete. In the event the cannabis employee work permit cannot be issued within this time period, then the city manager or his or her designee(s) may issue a temporary work permit for an employee upon completing a preliminary background check and if the business can demonstrate to the city manager or his or her designee(s) that the employee is necessary for the operation of the business. The temporary permit may be immediately revoked by the city manager or his or her designee(s) upon determination that the applicant has failed the background check or upon the issuance of the permanent work permit.

(F) An employee work permit shall be valid for a 12-month period and must be renewed on an annual basis. Renewal applications shall contain all the information required in subsection (C)

above including the payment of a renewal application fee in an amount to be set by resolution of the city council.

(G) In the event a person changes employment from one Commercial Cannabis Business in the city to another, the work permit holder shall notify the applicable department head or his or her designee(s) in writing of the change within ten days, or the work permit shall be suspended or revoked, and such person shall not be permitted to work at any Commercial Cannabis Business in the city.

(H) The city may immediately revoke the commercial cannabis employee permit should the permit holder be convicted of a crime listed in subsection (D) above or if facts become known to the city that the permit holder has engaged in activities showing that he or she has been convicted of a crime involving dishonesty.

(I) The city manager or his or her designee(s) is hereby authorized to promulgate all regulations necessary to implement the work permit process and requirements.

(J) The applicant may appeal the denial or revocation of a commercial cannabis employee permit by filing a notice of appeal with the city clerk within ten days of the date the applicant received the notice of denial. The city manager or his/her designee shall hear such appeal and his/her decision shall be final and not subject to further appeals.

(K) The applicable city department head or his or her designee(s) shall issue a permit in the form of a personal identification card that can be worn in a prominent and visible location. The identification card shall be maintained in good and readable condition at all times.

SEC. 11-456. MAXIMUM NUMBER AND TYPE OF AUTHORIZED COMMERCIAL CANNABIS BUSINESSES PERMITTED.

(A) The number of each type of Commercial Cannabis Business that shall be permitted to operate in the city at any one time shall be as follows:

(1) Cannabis manufacturing - Maximum of eight at any one time, with up to three permits issued to Local Equity Applicants.

(2) Cannabis testing lab - Maximum of one at any one time.

(3) Cannabis distributor - Maximum of three at any one time, with up to one permit issued to a Local Equity Applicant.

(4) Cannabis retail - Maximum of 16 at any one time, with up to three permits issued to Local Equity Applicants.

(B) This section is only intended to create a maximum number of Commercial Cannabis Businesses that may be issued permits to operate in the city under each category. Nothing in this article creates a mandate that the city council must issue any or all of the Commercial Cannabis Business Permits.

(C) Each year following the city manager's initial award of Commercial Cannabis Business Permits, if any, or at any time at the city council's discretion, the city council may reassess the number of Commercial Cannabis Business Permits which are authorized for issuance. The city council, at its discretion, may determine that the number of Commercial Cannabis Business Permits should remain the same or be expanded.

SEC. 11-457. COMMERCIAL CANNABIS BUSINESS PERMIT; APPLICATION PROCEDURE.

(A) The city manager or his or her designee shall adopt procedures to govern the application process, and the manner in which the decision will ultimately be made regarding the issuance of any Commercial Cannabis Business Permit(s), which shall include or require the city manager to provide detailed objective review criteria to be evaluated on a point system or equivalent quantitative evaluation scale tied to each set of review criteria ("review criteria"). The city manager or his or her designee(s) shall be authorized to prepare the necessary forms, adopt any necessary rules to the application, regulations and processes, solicit applications, and conduct initial evaluations of the applicants.

(B) At the time of filing, each applicant shall pay an application fee established by resolution of the city council, to cover all costs incurred by the city in the application process.

(C) After the initial review, ranking, and scoring under the review criteria, the city manager or his or her designee(s) will make a final determination in accordance with this section and shall either deny or approve the final candidates and shall select the top candidates in each category of the Commercial Cannabis Businesses. Notwithstanding anything in this article to the contrary, the city manager's decision as to the selection of the prevailing candidates shall be final and shall not be subject to appeal.

(D) Official issuance of the Commercial Cannabis Business Permit(s) is conditioned upon the prevailing candidate(s) obtaining all required land use approvals. Following the city manager's selection of the Person who shall be issued a Commercial Cannabis Business Permit, the prevailing candidate(s) shall apply to the city's Community Development Department to obtain required land use approvals or entitlements for the permittee's location and use approvals shall include compliance with all applicable provisions of the California Environmental Quality Act. The community development director shall formally issue the Commercial Cannabis Business Permit(s) once the community development director or his or her designee(s) affirms that all of the required land use approvals have been obtained and all required conditions of approval have been complied with.

(E) Issuance of a Commercial Cannabis Business Permit does not create a land use entitlement. The Commercial Cannabis Business Permit shall only be for a term of 12 months and shall expire at the end of the 12-month period unless it is renewed as provided herein. Furthermore, no permittee may begin operations, notwithstanding the issuance of a Commercial Cannabis Business Permit, unless all of the state and local laws and regulations, including but not limited to the requirements of this article and of the permit, have been complied with.

(F) Notwithstanding anything in this article to the contrary, the city manager reserves the right to reject any or all applications if the city manager determines it would be in the best interest of the city, taking into account any health, safety and welfare impacts on the community. Applicants shall have no right to a Commercial Cannabis Business Permit until a permit is actually issued, and then only for the duration of the permit's term. Each applicant assumes the risk that, at any time prior to the issuance of a permit, the city council may terminate or delay the program created under this article.

(G) If an application is denied, a new application may not be filed for one year from the date of the denial.

(H) Each person granted a Commercial Cannabis Business Permit shall be required to pay the permit fee established by resolution of the city council, to cover the costs of administering the Commercial Cannabis Business Permit program created in this article.

(I) *Preservation of rights.* The city reserves the right to reject any or all applications. Prior to permit issuance by the City Council, the city may also modify, postpone, or cancel any request

for applications, or the entire program under this article, at any time without liability, obligation, or commitment to any party, firm, or organization, to the extent permitted under state law. Persons submitting applications assume the risk that all or any part of the program, or any particular category of permit potentially authorized under this article, may be cancelled at any time prior to permit issuance. The city further reserves the right to request and obtain additional information from any candidate submitting an application. In addition to possible reject for failure to comply with other requirements in this article, an applicant also risks being rejected for any of the following reasons:

(1) Proposal received after designated time and date.

(2) Proposal not containing the required elements, exhibits, nor organized in the required format.

(3) Proposal considered not fully responsive to the request for permit application.

SEC. 11-458. PERSONS PROHIBITED FROM HOLDING A LICENSE OR EMPLOYEE WORK PERMIT.

Any Person who has been issued any of the following actions or notices for non-compliance, shall be prohibited from holding a Commercial Cannabis Business Permit in the city, with such actions or notices also grounds for denial of a Commercial Cannabis Business Permit:

(A) The applicant has been denied a license or has had a license suspended or revoked by any city, county, city and county or any other state cannabis licensing authority;

(B) The applicant was notified that they were conducting Commercial Cannabis Activity in non-compliance with this chapter 11 or other city ordinances, codes or requirements in which they failed to discontinued operating in a timely manner;

(C) Evidence that the applicant was in non-compliance of properly paying federal, state or local taxes and/or fees when notified by the appropriate agencies;

(D) The applicant was conducting Commercial Cannabis Activity in the city in violation of local and state law;

SEC. 11-459. EXPIRATION OF COMMERCIAL CANNABIS BUSINESS PERMITS.

Each Commercial Cannabis Business Permit issued pursuant to this article shall expire 12 months after the date of its issuance. Commercial Cannabis Business Permits may be renewed as provided in section 11-461.

SEC. 11-460. REVOCATION OF PERMITS.

Commercial Cannabis Business Permits may be revoked for any violation of any law and/or any rule, regulation and/or standard adopted pursuant to any policy, procedure or regulation in this article.

SEC. 11-461. RENEWAL APPLICATIONS.

(A) An application for renewal of a Commercial Cannabis Business Permit shall be filed at least 60 calendar days prior to the expiration date of the current permit.

(B) The renewal application shall contain all the information required for new applications.

(C) The applicant shall pay a fee in an amount to be set by the city council to cover the costs of processing the renewal permit application, together with any costs incurred by the city to administer the program created under this article.

(D) An application for renewal of a Commercial Cannabis Business Permit may be rejected if any of the following exists:

(1) The application is filed less than 60 days before its expiration.

(2) The Commercial Cannabis Business permit is suspended or revoked at the time of the application.

(3) The Commercial Cannabis Business has not been in regular and continuous operation in the four months prior to the renewal application.

(4) The Commercial Cannabis Business has failed to conform to the requirements of this article, or of any regulations adopted pursuant to this article.

(5) The permittee fails or is unable to renew its State of California license.

(6) If the city or state has determined, based on substantial evidence, that the permittee or applicant is in violation of the requirements of this article, of the city ordinance, or of the state rules and regulations, and the city or state has determined that the violation is grounds for termination or revocation of the Commercial Cannabis Business Permit.

(E) The city manager or his/her designee(s) is authorized to make all decisions concerning the issuance of a renewal permit. In making the decision, the city manager or his or her designee(s) is authorized to impose additional conditions to a renewal permit if it is determined to be necessary to ensure compliance with state or local laws and regulations or to preserve the public health, safety or welfare. Appeals from the decision of the city manager or his or her designee(s) shall be handled pursuant to Sections 11-464 to 11-465.

(F) If a renewal application is rejected, a person may file a new application pursuant to this article no sooner than one year from the date of the rejection.

SEC. 11-462. EFFECT OF STATE LICENSE SUSPENSION, REVOCATION, OR TERMINATION.

Suspension of a license issued by the state, or by any of its departments or divisions, shall immediately suspend the ability of a Commercial Cannabis Business to operate within the city, until the state, or its respective department or division, reinstates or reissues the state license. Should the state, or any of its departments or divisions, revoke or terminate the license of a Commercial Cannabis Business, such revocation or termination shall also revoke or terminate the ability of a Commercial Cannabis Business to operate within the city.

SEC. 11-463. APPEALS.

Unless specifically provided elsewhere to the contrary, whenever an appeal is specifically provided for in this article, the appeal shall be conducted as prescribed in this article.

SEC. 11-464. WRITTEN REQUEST FOR APPEAL.

(A) Within ten calendar days after the date of a decision of the city manager or his or her designee(s) to revoke, or suspend, or to add conditions to a permit, an aggrieved party may appeal such action by filing a written appeal with the city clerk setting forth the reasons why the

decision was not proper.

(B) Within ten calendar days after the date of a decision of the Planning Commission pursuant to this article, an aggrieved party may appeal such action by filing a written appeal with the city clerk setting forth the reasons why the decision was not proper.

(C) At the time of filing, the appellant shall pay the designated appeal fee in an amount, established by resolution of the city council.

SEC. 11-465. APPEAL HEARING.

(A) Upon receipt of the written appeal pursuant to Section 11-464, the city clerk shall set the matter for a hearing before the city council. The city council shall hear the matter de novo and shall conduct the hearing pursuant to the procedures set forth by the city.

(B) The appeal shall be held within a reasonable time after the filing the appeal, but in no event later than 90 days from the date of such filing. The city shall notify the appellant of the time and location at least ten days prior to the date of the hearing.

(C) At the hearing, the appellant may present any information they deem relevant to the decision appealed. The formal rules of evidence and procedure applicable in a court of law shall not apply to the hearing. The decision of the city council shall be final.

SEC. 11-466. APPEAL FROM DECISION OF COMMUNITY DEVELOPMENT DIRECTOR

(A) Within ten calendar days after the date of a decision of the community developer director pursuant to this article, an aggrieved party may appeal such action by filing a written appeal with the city clerk setting forth the reasons why the decision was not proper. At the time of filing, the appellant shall pay the designated appeal fee, established by resolution of the city council.

(B) Upon receipt of the written appeal pursuant to subsection (A), the city clerk shall set the matter for a hearing before the Planning Commission. The Planning Commission shall hear the matter de novo and shall conduct the hearing pursuant to the procedures set forth by the city. The appeal shall be held within a reasonable time after the filing the appeal, but in no event later than 90 days from the date of such filing. The city shall notify the appellant of the time and location at least ten days prior to the date of the hearing.

(C) At the hearing, the appellant may present any information they deem relevant to the decision appealed. The formal rules of evidence and procedure applicable in a court of law shall not apply to the hearing. The decision of the Planning Commission shall be final.

SEC. 11-467. CHANGE IN LOCATION; UPDATED REGISTRATION FORM.

Any time the location of the Commercial Cannabis Business or retailer specified in the regulatory permit is proposed to be changed, the applicant shall be required to first secure a new Commercial Cannabis Business Permit, and discretionary land use permit for the new location before moving to that location, with such approvals subject to terminating the Commercial Cannabis Business Permit at the existing location so there is no net increase in the number of Cannabis Business Permits issued within the City. The process and the fees shall be the same as for a new facility and in accordance with the regulations specified in this article. No proposed change in location shall be considered until such time as the original location has first been

opened for business for a minimum of one (1) year consistent with the requirement of the city's regulations.

SEC. 11-468. TRANSFER OF CANNABIS BUSINESS PERMIT.

(A) The holder of a Cannabis Business Permit shall not transfer ownership or control of the permit to another Person unless and until the transferee obtains an amendment to the permit from the city manager or his or her designee stating that the transferee is now the permittee. Such an amendment may be obtained only if the transferee files an application with the city manager or his or her designee in accordance with all provisions of this article (as though the transferee were applying for an original Cannabis Business Permit) accompanied by a transfer fee in an amount set by resolution of the city council (or if not set, shall be the same amount as the application fee), and the city manager or his or her designee determines, after hearing, in accordance with this section that the transferee passed the background check required for permittees and meets all other requirements of this article. The decision of the city manager is final.

(B) Commercial Cannabis Business Permits issued through the grant of a transfer by the city manager or his or her designee shall be valid for a period of one year beginning on the day the city manager or his or her designee approves the transfer of the permit. Before the transferee's permit expires, the transferee shall apply for a renewal permit in the manner required by this article.

(C) Changes in ownership of a permittee business structure or a substantial change in the ownership of a permittee business entity (i.e., changes that result in a cumulative change of more than 51% of the original ownership) must be approved by the city manager or his or her designee through the transfer process contained in subsection (A). Failure to comply with this provision is grounds for permit revocation.

(D) (1) A permittee may change the form of business entity without applying to the city manager or his or her designee for a transfer of permit, provided that either:

(a) The membership of the new business entity is substantially similar to original permit holder business entity (at least 51% of the membership is identical), or

(b) If the original permittee is an unincorporated association, mutual or public benefit corporation, agricultural or consumer cooperative corporation and subsequently transitions to or forms a new business entity as allowed under the MAUCRSA provided that the Board of Directors (or in the case of an unincorporated association, the individual(s) listed on the City permit application) of the original permittee entity are the same as the new business entity.

(2) Although a transfer is not required in these two circumstances, the permit holder is required to notify the city manager in writing of the change within ten days of the change. Failure to comply with this provision is grounds for permit revocation.

(E) No Commercial Cannabis Business Permit may be transferred when the city manager or his or her designee has notified the permittee that the permit has been or may be suspended or revoked.

(F) Any attempt to transfer a Commercial Cannabis Business Permit either directly or indirectly in violation of this section is hereby declared void, and such a purported transfer shall be deemed a ground for revocation of the permit.

(G) Notwithstanding any language in this section to the contrary, no transfer of a local equity ownership interest in a business that obtained its Commercial Cannabis Business Permit as a Local Equity Applicant shall be allowed if such proposed transfer would reduce the local equity

interest in the Commercial Cannabis Business to a level below that required for a Local Equity Applicant.

SEC. 11-469. CITY BUSINESS TAX CERTIFICATE.

Prior to commencing operations, a Commercial Cannabis Business shall obtain a City of Oxnard business tax certificate, pursuant to Article I.

SEC. 11-470. BUILDING PERMITS AND INSPECTION.

Prior to commencing operations, a Commercial Cannabis Business shall be subject to a mandatory building inspection and must obtain all required permits and approvals which would otherwise be required for any business of the same size and intensity operating in that zone. This includes but is not limited to obtaining any required building permit(s), the fire department approvals, health department approvals and other zoning and discretionary land use permit(s) and approvals.

SEC. 11-471. CERTIFICATION FROM THE COMMUNITY DEVELOPMENT DIRECTOR.

Prior to submittal of a Commercial Cannabis Business Permit application, a certification from the community development director or his or her designee(s) certifying that the business is located on a site that meets all of the requirements of chapter 16 and this article shall be obtained. A fee shall be established by city council resolution for submittal and processing of this certification.

SEC. 11-472. RIGHT TO OCCUPY AND TO USE PROPERTY.

(A) As a condition precedent to the city's issuance of a Commercial Cannabis Business Permit pursuant to this article, any person intending to open and to operate a Commercial Cannabis Business shall provide sufficient evidence of the legal right to occupy and to use the proposed location. In the event the proposed location will be leased from the property owner, the applicant shall be required to provide a signed and notarized statement from the owner of the property acknowledging that the property owner has read this article and consents to the operation of the Commercial Cannabis Business on the owner's property.

(B) The lease, sublease or other agreement to occupy the property must be at fair market value and not have any terms or conditions for the permitee to pay the property owner, commercial broker, or any third party a percentage of gross receipts, royalties, equity, or other unreasonable compensation as determined by the city. In addition, all leases, subleases, or other agreements must be based on a monthly rate.

SEC. 11-473. LOCATION AND DESIGN OF CANNABIS BUSINESSES.

Specific types of Commercial Cannabis Businesses are subject to the following zoning and locational requirements:

(A) All Cannabis manufacturing, testing, and distribution businesses have been conceptually identified on land use maps, with actual siting subject to land use siting criteria and buffer requirements stipulated in this article. Manufacturing, testing, and distribution facilities are conceptually permitted on property zoned limited manufacturing (ML), light manufacturing (M1), heavy industrial (M2), and business and research park (BRP), as well as auto sales and service, business park, and commercial manufacturing zones within the Rose Santa Clara Corridor Specific Plan. Manufacturing, testing, and/or distribution facilities may also be located in the following specific plan areas subject to relevant specific plan requirements: Northeast Community Specific Plan, Sakioka Farms, Camino Real Business Park, McInnes Ranch Business Park Specific Plan, and Northfield Seagate Business Park Specific Plan.

(B) All Cannabis retail dispensary businesses have been conceptually identified on land use maps, with actual siting subject to land use siting criteria and buffer requirements as stipulated in this subsection (B). Retailers are conceptually permitted in property zoned neighborhood shopping center (C-l), neighborhood shopping center planned development (C-l-PD), general commercial (C-2), general commercial planned development (C-2-PD), Coastal Neighborhood Commercial (CNC),, and commercial planned development (CPD), business park, retail commercial, and commercial manufacturing zones within the Rose Santa Clara Corridor Specific Plan. Retail dispensaries may also be located in the following specific plan areas subject to relevant specific plan requirements: RiverPark - commercial office, commercial convention, and commercial regional; Sakioka Farms; and Camino Real Business Park.

(C) Compliance with any specific plan requirements.

(D) The property on which any Commercial Cannabis Business is located must also meet all of the following distance requirements:

(1) It shall be no closer than 600 feet of any of the following:

(a) Any school providing instruction in kindergarten or any grades 1 through 12, whether public, private, or charter, including pre-school, transitional kindergarten, and K-12.

(b) A commercial daycare center licensed by the city or county that is in existence at the time the license is issued, unless the State licensing authority or the city specifies a different radius.

(c) A youth center that is in existence at the time the license is issued, unless the State licensing authority or the city specifies a different radius.

(2) The distance specified in this subsection shall be the horizontal distance measured in a straight line from the property line of the identified use to the closest property line of the lot on which the cannabis use is located without regard to intervening structures.

(E) Each proposed Commercial Cannabis Business use shall:

(1) Conform with the city's general plan, any applicable specific plans, master plans, and design requirements.

(2) Comply with all applicable zoning, and specific plan requirements, and related development standards.

(3) Be constructed in a manner that minimizes odors to surrounding uses, and promotes quality design and construction, and consistency with the surrounding properties.

(4) Be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and all items required for the development.

(5) Be served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate.

(6) Be provided with adequate electricity, sewerage, disposal, water, fire protection

(sprinkler and alarm; retrofit when determined necessary by the fire marshal) and storm drainage facilities for the intended purpose.

SEC. 11-474. LIMITATIONS ON CITY'S LIABILITY.

To the fullest extent permitted by law, the city shall not assume any liability whatsoever with respect to having issued a Commercial Cannabis Business Permit pursuant to this article or otherwise approving the operation of any Commercial Cannabis Business. As a condition to the approval of any Commercial Cannabis Business Permit, the applicant shall be required to meet all of the following conditions before they can receive the Commercial Cannabis Business Permit:

(A) They must execute an agreement, in a form approved by the city attorney, agreeing to indemnify, defend (at applicant's sole cost and expense), and hold the city and its officers, officials, employees, representatives, and agents harmless, from any and all claims, losses, damages, injuries, liabilities or losses which arise out of, or which are in any way related to the city's issuance of the Commercial Cannabis Business Permit, the city's decision to approve the operation of the Commercial Cannabis Business or activity, the process used by the city in making its decision, or the alleged violation of any federal, state or local laws by the Commercial Cannabis Business or any of its officers, employees or agents.

(B) Maintain insurance at coverage limits, and with conditions thereon determined necessary and appropriate from time to time by the city manager.

(C) Reimburse the city for all costs and expenses, including but not limited to legal fees and costs and court costs, which the city may be required to pay as a result of any legal challenge related to the city's approval of the applicant's Commercial Cannabis Business Permit, or related to the city's approval of a Commercial Cannabis Activity. The city may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve any of the obligations imposed hereunder.

SEC. 11-475. [RESERVED]

SEC. 11-476. RECORDS AND RECORDKEEPING.

(A) Each owner and operator of a Commercial Cannabis Business shall maintain accurate books and records in an electronic format, detailing all of the revenues and expenses of the business, and all of its assets and liabilities. On no less than an annual basis (at or before the time of the renewal of a Commercial Cannabis Business Permit issued pursuant to this article), or at any time upon reasonable request of the city, each Commercial Cannabis Business shall file a sworn statement detailing the number of sales by the Commercial Cannabis Business during the previous 12-month period (or shorter period based upon the timing of the request), provided on a per-month basis. The statement shall also include gross sales for each month, and all applicable taxes paid or due to be paid. On an annual basis, each owner and operator shall submit to the city a financial audit of the business's operations conducted by an independent certified public accountant. Each permittee shall be subject to a regulatory compliance review and financial audit as determined by the city manager or his or her designee(s).

(B) Each owner and operator of a Commercial Cannabis Business shall maintain a current register of the names and the contact information (including the name, address, and telephone

number) of anyone owning or holding an interest in the Commercial Cannabis Business, and separately of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the Commercial Cannabis Business. The register required by this paragraph shall be provided to the city manager or his or her designee(s) upon a reasonable request.

(C) All Commercial Cannabis Businesses shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all cannabis and cannabis products for all stages of the growing and production or manufacturing, laboratory testing and distribution processes until purchase as set forth MAUCRSA.

(D) Each Commercial Cannabis Business shall allow the city to have access to the businesses books, records, accounts, together with any other data or documents relevant to its permitted commercial cannabis activities, for the purpose of conducting an audit or examination. Books, records, accounts, and any and all relevant data or documents will be produced no later than 24 hours after receipt of the city's request, unless otherwise stipulated by the city. The city may require the materials to be submitted in an electronic format that is compatible with the city's software and hardware.

SEC. 11-477. OPERATIONAL STANDARDS.

(A) A permitted Commercial Cannabis Business shall implement sufficient security measures to deter and prevent the unauthorized entrance into areas containing cannabis or cannabis products, and to deter and prevent the theft of cannabis or cannabis products at the Commercial Cannabis Business Except as may otherwise be determined by the city manager or his or her designee(s), these security measures shall include, but shall not be limited to, all of the following and are considered in addition to the best practices identified in the guidelines for issuance of a Cannabis Business Permit and/or conditions imposed as part of the discretionary land use permit approval:

(1) Alarm system (perimeter, fire, and panic buttons).

(2) Remote monitoring of alarm systems by licensed security professionals and first responders (Knox box, etc.).

(3) Perimeter lighting systems (including motion sensors) for after-hours security.

(4) Perimeter security and lighting as approved by the police chief, community development department or his or her designee.

(5) Preventing individuals from remaining on the premises of the Commercial Cannabis Business if they are not engaging in an activity directly related to the permitted operations of the Commercial Cannabis Business.

(6) Establishing limited access areas accessible only to authorized Commercial Cannabis Business personnel.

(7) Plan for cash handling as relevant to manufacturing, testing, and distribution operations.

(8) Except for live growing plants which are being cultivated at a cultivation facility, all Cannabis and Cannabis Products shall be stored in a secured and locked vault or vault equivalent. All safes and vaults shall be compliant with Underwriter Laboratories burglary-resistant and fire-resistant standards. All cannabis and cannabis products, including live plants that are being cultivated, shall be kept in a manner as to prevent diversion, theft, and loss.

(9) Installing 24-hour security surveillance cameras of at least HD-quality to monitor all entrances and exits to and from the premises, all interior spaces within the Commercial Cannabis

Business which are open and accessible to the public, all interior spaces where cannabis, cash or currency, is being stored for any period of time on a regular basis and all interior spaces where diversion of cannabis could reasonably occur. All cameras shall record in color. All exterior cameras shall be in weatherproof enclosures, shall be located so as to minimize the possibility of vandalism, and shall have the capability to automatically switch to black and white in low light conditions. The Commercial Cannabis Business shall be responsible for ensuring that the security surveillance camera's footage is remotely accessible by the city manager or his or her designee(s), and that it is compatible with the city's software and hardware. In addition, remote and real-time, live access to the video footage from the cameras shall be provided to the city manager or his or her designee(s). Video recordings shall be maintained for a minimum of 90 days and shall be made available to the city manager or his or her designee(s) upon request. Video shall be of sufficient quality for effective prosecution of any crime found to have occurred on the site of the Commercial Cannabis Business, and shall be capable of enlargement via projection or other means. Internet protocol address information shall be provided to the Oxnard police department by the Commercial Cannabis Business, to facilitate remote monitoring of security cameras by the department or its designee.

(10) Sensors shall be installed to detect entry and exit from all secure areas, and shall be monitored in real time by a security company licensed by the State of California Bureau of Security and Investigative Services.

(11) Panic buttons shall be installed in all Commercial Cannabis Businesses with direct notification to Oxnard police department dispatch, and shall be configured to immediately alert dispatch for the Oxnard police department.

(12) Having a professionally installed, maintained, and monitored real-time alarm system by a security company licensed by the State of California Bureau of Security and Investigative Services.

(13) Any bars installed on the windows or the doors of the Commercial Cannabis Business shall be installed only on the interior of the building.

(14) Security personnel shall monitor premises in accordance with a security plan as authorized by the city manager or his or her designee(s), and must have a verified response security patrol when closed. Security personnel must be licensed by the State of California Bureau of Security and Investigative Services personnel and shall be subject to the prior review and approval of the city manager or his or her designee(s), with such approval not to be unreasonably withheld. Firearms may be carried by security personnel while they are on duty if authorized by the police chief.

(15) Each Commercial Cannabis Business shall have the capability to remain secure during a power outage and shall ensure that all access doors are not solely controlled by an electronic access panel to ensure that locks are not released during a power outage.

(16) Entrance areas are to be locked at all times and under the control of a designated responsible party that is either: (a) an employee of the Commercial Cannabis Business; or (b) a licensed security professional.

(17) Each Commercial Cannabis Business shall have an accounting software system in place to provide point of sale data as well as audit trails or both product and cash, where applicable.

(18) Each Commercial Cannabis Business shall demonstrate to the police chief, city manager or their designees compliance with the state's track and trace system for Cannabis and Cannabis Products, as soon as it is operational.

(19) Each Commercial Cannabis Business shall have state of the art network security protocols in place to protect computer information and all digital data.

(20) Exterior vegetation shall be planted, altered and maintained in a fashion that precludes its use as a hiding place for persons on the premises.

(B) Each Commercial Cannabis Business shall identify a designated security representative/liaison to the city, who shall be reasonably available to meet with the city manager or his or her designee(s) regarding any security related measures or and operational issues. The designated security representative/liaison shall, on behalf of the Commercial Cannabis Business, annually maintain a copy of the current security plan on the premises of the business, to present to the city manager or his or her designee upon request that meets the following requirements:

(1) Confirms that a designated manager will be on duty during business hours and will be responsible for monitoring the behavior of employees.

(2) Identifies all managers of the Commercial Cannabis Business and their contact phone numbers.

(3) Confirms that first aid supplies and operational fire extinguishers are located in the service areas and the manager's office.

(4) Confirms that burglar, fire, and panic alarms are operational and monitored by a licensed security company 24 hours a day, seven days a week, and provides contact information for each licensed security company.

(5) Identify a sufficient number of licensed, interior and exterior security personnel who will monitor individuals inside and outside the Commercial Cannabis Business, the parking lot, and any adjacent property under the business's control.

(6) Confirm that the licensed security personnel shall regularly monitor the parking lot and any adjacent property to ensure that these area are: (a) free of individuals loitering or causing a disturbance; (b) are cleared of employees and their vehicles one-half hour after closing.

(C) As part of the application and permitting process, each Commercial Cannabis Business shall have a storage and transportation plan, which describes in detail the procedures for safely and securely storing and transporting all cannabis, cannabis products, and any currency.

(D) The Commercial Cannabis Business shall cooperate with the city whenever the city manager or his or her designee(s) makes a request, without prior notice, to inspect or audit the effectiveness of any security plan or of any other requirement of this article. Prevention fire inspectors shall be allowed access to audit buildings for fire life safety concerns on a yearly basis or as determined necessary per the fire marshal.

(E) A Commercial Cannabis Business shall notify the city manager or his or her designee(s) within 24 hours after discovering any of the following:

(1) Significant discrepancies identified during inventory. The level of significance shall be determined by the regulations promulgated by the city manager or his or her designee(s).

(2) Diversion, theft, loss, or any criminal activity involving the Commercial Cannabis Business or any agent or employee of the Commercial Cannabis Business.

(3) The loss or unauthorized alteration of records related to Cannabis, customers or employees or agents of the Commercial Cannabis Business.

(4) Any other breach of security.

(F) Compliance with the foregoing requirements shall be verified by the city manager or his or her designee prior to commencing business operations. The city manager or his or her designee may supplement these security requirements once operations begin, subject to review by the city manager if requested by the business owner.

SEC. 11-478. RESTRICTION ON ALCOHOL AND TOBACCO SALES.

(A) No person shall cause or permit the sale, dispensing, or consumption of alcoholic beverages on or about the premises of the Commercial Cannabis Business.

(B) No person shall cause or permit the sale of tobacco products on or about the premises of the Commercial Cannabis Business.

SEC. 11-479. FEES AND CHARGES.

(A) No person may commence or continue any Commercial Cannabis Activity in the city without timely paying in full all fees and charges required for the operation of a Commercial Cannabis Activity. Fees and charges associated with the operation of a Commercial Cannabis Activity shall be established by resolution of the city council which may be amended from time to time.

(B) All Commercial Cannabis Businesses authorized to operate under this article shall pay all sales, use, business and other applicable taxes, and all license, registration, and other fees required under federal, state and local law. Each Commercial Cannabis Business shall cooperate with the city with respect to any reasonable request to audit the Commercial Cannabis Business's books and records for the purpose of verifying compliance with this section, including but not limited to a verification of the amount of taxes required to be paid during any period.

(C) Prior to operating in the city and as a condition of issuance of a regulatory permit, the operator of each cannabis facility shall enter into an operational agreement with the city setting forth the terms and conditions under which the cannabis facility will operate that are in addition to the requirements of this article, including, but not limited to, public outreach and education, community service, payment of fees and other charges as mutually agreed, and such other terms and conditions that will protect and promote the public health, safety and welfare.

SEC. 11-480. MISCELLANEOUS OPERATING REQUIREMENTS.

(A) Commercial Cannabis Businesses may operate only during the hours specified in the Commercial Cannabis Business Permit issued by the city and/or as determined within the discretionary land use permit.

(B) Restriction on consumption - Cannabis shall not be consumed by any employee on the premises of any Commercial Cannabis Business.

(C) No Cannabis or Cannabis Products or graphics depicting Cannabis or Cannabis Products shall be visible from the exterior of any property issued a Commercial Cannabis Business Permit, or on any of the vehicles owned or used as part of the Commercial Cannabis Business. No outdoor storage of Cannabis or Cannabis Products is permitted at any time.

(D) Reporting and tracking of product and of gross sales - Each Commercial Cannabis Business shall have in place a point-of-sale or management inventory tracking system to track and report on all aspects of the Commercial Cannabis Business including, but not limited to, such matters as Cannabis tracking, inventory data, gross sales (by weight and by sale) and other information which may be deemed necessary by the city. The Commercial Cannabis Business shall ensure that such information is compatible with the city's record-keeping systems. In addition, the system must have the capability to produce historical transactional data for review.

Furthermore, any system selected must be approved and authorized by the city manager or his or her designee(s) prior to being used by the permittee.

(E) All Cannabis and Cannabis Products sold, distributed or manufactured shall be cultivated, manufactured, and transported by licensed facilities that maintain operations in full conformance with the state and local regulations.

(F) Emergency contact and emergency response plan - Each Commercial Cannabis Business shall provide the city manager or his or her designee(s) with the name, telephone number (both landline and mobile, if available) of an on-site employee or owner to whom emergency notice can be provided at any hour of the day. Each Commercial Cannabis Business must have a fire evacuation plans, and plan to address robberies and other emergencies. Said plan shall be reviewed and approved by the fire and police chiefs or designee.

(G) Signage and notices -

(1) In addition to the requirements otherwise set forth in this section, business identification signage for a Commercial Cannabis Business shall conform to the requirements of the city regulations, including, but not limited to, seeking the issuance of a city sign permit.

(2) No signs placed on the premises of a Commercial Cannabis Business shall obstruct any entrance or exit to the building or any window.

(3) Each entrance to a Commercial Cannabis Business shall be visibly posted with a clear and legible notice indicating that smoking, ingesting, or otherwise consuming cannabis on the premises or in the areas adjacent to the Commercial Cannabis Business is prohibited.

(4) Business identification signage shall be limited to that needed for identification only and shall not contain any logos or information that identifies, advertises, or lists the services or the products offered. No Commercial Cannabis Business shall advertise by having a person holding a sign and advertising the business to passersby, whether such person is on the premises of the Commercial Cannabis Business or elsewhere including, but not limited to, the public right-of-way.

(5) Signage shall not be directly illuminated, internally or externally. No banners, flags, billboards or other prohibited signs may be used at any time.

(H) Minors -

(1) Persons under the age of 21 years shall not be allowed on the premises of a Commercial Cannabis Business and shall not be allowed to serve as a driver for a mobile delivery service. It shall be unlawful and a violation of this article for any person to employ any person at a Commercial Cannabis Business who is not at least 21 years of age.

(2) The entrance to the Commercial Cannabis Business shall be clearly and legibly posted with a notice that no person under the age of 21 years of age is permitted to enter upon the premises of the Commercial Cannabis Business.

(I) Odor control - Odor control devices and techniques shall be incorporated in all Commercial Cannabis Businesses to ensure that odors from Cannabis are not detectable off-site. Commercial Cannabis Businesses shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the Commercial Cannabis Business that is distinctive to its operation is not detected outside of the facility, anywhere on adjacent property or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the Commercial Cannabis Business. As such, Commercial Cannabis Businesses must install and maintain the following equipment, or any other equipment which the community development director or his

or her designee(s) determine is a more effective method or technology:

(1) An exhaust air filtration system with odor control that prevents internal odors from being emitted externally;

(2) An air system that creates negative air pressure between the Commercial Cannabis Businesses interior and exterior, so that the odors generated inside the Commercial Cannabis Business are not detectable on the outside of the Commercial Cannabis Business.

(J) Display of permit and city business tax certificate - The original copy of the Commercial Cannabis Business Permit issued by the city pursuant to this article and the city issued business license shall be posted inside the Commercial Cannabis Business in a location readily-visible to the public.

(K) Background check - Pursuant to Cal. Penal Code Sections 11105(b)(11) and 13300(b)(11), which authorizes city authorities to access state and local summary criminal history information for employment, licensing, or certification purposes; and authorizes access to federal level criminal history information by transmitting fingerprint images and related information to the Department of Justice to be transmitted to the Federal Bureau of Investigation, every person listed as an owner, manager, supervisor, employee, contract employee or who otherwise works in a Commercial Cannabis Business must submit fingerprints and other information deemed necessary by the police chief or his or her designee(s) for a background check by the City of Oxnard police department. Pursuant to Cal. Penal Code Sections 11105(b)(11) and 13300(b)(11), which requires that there be a requirement or exclusion from employment, licensing or certification based on specific criminal conduct on the part of the subject of the record, no person shall be issued a permit to operate a Commercial Cannabis Business or a related work permit unless they have first cleared the background check, as determined by the police chief or his or her designee(s), as required by this section. A fee for the cost of the background investigation, which shall be the actual cost to the city to conduct the background investigation as it deems necessary and appropriate, shall be paid at the time the application for a Commercial Cannabis Business Permit is submitted.

(L) Loitering - The Owner and/or operator of a Commercial Cannabis Business shall prohibit loitering by persons outside the facility both on the premises and within 50 feet of the premises.

SEC. 11-481. OTHER OPERATIONAL REQUIREMENTS.

The city manager or his or her designee may develop other Commercial Cannabis Business operational requirements or regulations as are determined to be necessary to protect the public health, safety and welfare.

SEC. 11-482. OPERATING REQUIREMENTS FOR TESTING LABS.

(A) Testing Laboratories shall be required to conduct all testing in a manner pursuant to Cal. Bus. and Prof. Code Section 26100 and shall be subject to state and local law. Each Testing Laboratory shall be subject to additional regulations as determined from time to time as more regulations are developed under this article and any subsequent state legislation regarding the same.

(B) Testing Laboratories shall conduct all testing in a manner consistent with general requirements for the competence of testing and calibrations activities, including sampling using

verified methods.

(C) All Cannabis Testing Laboratories performing testing shall obtain and maintain ISO/IEC 17025 accreditation as required by the Bureau of Cannabis Control.

(D) Testing Laboratories shall destroy any harvest batch whose testing sample indicates noncompliance with health and safety standards required by the Bureau of Cannabis Control unless remedial measures can bring the cannabis or cannabis products into compliance with quality standards as specified by law and implemented by the Bureau of Cannabis Control.

(E) Each operator shall ensure that a Testing Laboratory employee takes the sample of Cannabis or Cannabis Products from the distributor's premises for testing required by state law and that the Testing Laboratory employee transports the sample to the Testing Laboratory.

(F) Except as provided by state law, a Testing Laboratory shall not acquire or receive Cannabis or Cannabis Products except from a licensee in accordance with state law, and shall not distribute, sell, or dispense Cannabis, or Cannabis Products, from the licensed premises from which the Cannabis or Cannabis Products were acquired or received. All transfer or transportation shall be performed pursuant to a specified chain of custody protocol.

(G) A Testing Laboratory may receive and test samples of Cannabis or Cannabis Products from a qualified patient or primary caregiver only if the qualified patient or primary caregiver presents the qualified patient's valid physician's recommendation for Cannabis for medicinal purpose. A Testing Laboratory shall not certify samples from a qualified patient or primary caregiver for resale or transfer to another party or licensee. All tests performed by a testing laboratory for a qualified patient or primary caregiver shall be recorded with the name of the qualified patient or primary caregiver and the amount of the Cannabis or Cannabis Products received.

(H) Approval of Testing Laboratories shall be through approval of a development design review (DDR) permit to be issued by the community development director of the city. The appeal of the approval or denial of such permit shall be to the Planning Commission pursuant to Section 11-466.

SEC. 11-483. OPERATING REQUIREMENTS FOR DISTRIBUTORS.

(A) A Distributor shall not store non-cannabis goods or non-cannabis accessories that are to be sold to another party on any licensed premises. Additionally, a Distributor shall not distribute non-cannabis goods or non-cannabis accessories at a licensed premises. For the purposes of this section, non-cannabis goods are any goods that do not meet the definition of cannabis goods as defined in Title 16, Cal. Code of Regulations, Section 5000.

(B) After taking physical possession of a Cannabis goods batch, the Distributor shall contact a Testing Laboratory and arrange for a laboratory employee to come to the Distributor's licensed premises to select a representative sample for laboratory testing.

(C) A Distributor shall ensure that all Cannabis goods batches are stored separately and distinctly from other Cannabis goods batches on the Distributor's premises.

(D) The Distributor shall ensure that the batch size from which the sample is taken meets the requirements of state law, specifically the testing provisions within the California Code of Regulations.

(E) A Distributor or an employee of the Distributor shall be physically present to observe the laboratory employee obtain the sample of Cannabis goods for testing and shall ensure that the increments are taken from throughout the batch. The sampling shall be video-recorded and the

recording kept available to state and local authorities for a minimum of 180 days, pursuant to Title 16, Cal. Code of Regulations, Section 5305.

(F) A Distributor shall not transport Cannabis or Cannabis Products to a licensed retail facility until and unless it has verified that the Cannabis or Cannabis Products have been tested and certified by a Testing Laboratory as being in compliance with state health and safety requirements pursuant to Title 16, Cal. Code of Regulations, Sections 5705, 5710 and 5714.

(G) Approving of Distributor shall be through the approval of a development design review (DDR) permit to be issued by the community development director of the City of Oxnard. The appeal of the approval or denial of such permit shall be to the Planning Commission pursuant to Section 11-466.

SEC. 11-484. OPERATING REQUIREMENTS FOR CANNABIS MANUFACTURING: EDIBLES AND OTHER CANNABIS PRODUCTS; SALE OR DISTRIBUTION OF EDIBLE AND OTHER CANNABIS PRODUCTS.

(A) Cannabis manufacturing facilities requiring a type-6, type-7, type S, or any subsequent created Manufacturing state license (using non-volatile and volatile solvents) as defined in MAUCRSA, may be permitted to operate within those zone districts as defined in the city code.

(B) Any compressed gases used in the manufacturing process shall not be stored on any property within the city in containers that exceeds the amount which is approved by the Oxnard fire department and authorized by the regulatory permit. Each site or parcel subject to a Commercial Cannabis Business Permit shall be limited to a total number of compressed gas tanks allowed on the property at any one time, as determined by the Oxnard fire department.

(C) Cannabis Manufacturing facilities may use the hydrocarbons N-butane, isobutane, ethanol, propane, or heptane or other solvents or gases exhibiting low to minimal potential human-related toxicity approved by the community development department. These solvents must be of at least 99% purity and any extraction process must use them in a professional grade closed loop extraction system designed to recover the solvents and work in an environment with proper ventilation, controlling all sources of ignition where a flammable atmosphere is or may be present.

(D) If an extraction process uses a professional grade closed loop CO_2 gas extraction system every vessel must be certified by the manufacturer for its safe use. The CO_2 must be of at least 99% purity.

(E) Closed loop systems for compressed gas extraction systems must be used and must be commercially manufactured and bear a permanently affixed and visible serial number.

(F) Certification from an engineer licensed by the state, or from a state certified professional engineer or state certified industrial hygienist from another state, must be provided to the community development department for a professional grade closed loop system used by any commercial cannabis manufacturing manufacturer to certify that the system was commercially manufactured, is safe for its intended use, and was built to codes of recognized and generally accepted good engineering practices, including but not limited to:

(1) The American Society of Mechanical Engineers (ASME);
(2) American National Standards Institute (ANSI);
(3) Underwriters Laboratories (UL); or
(4) The American Society for Testing and Materials (ASTM).

(G) The certification document must contain the signature and stamp of the professional

engineer and serial number of the extraction unit being certified.

(H) Professional closed loop systems, other equipment used, the extraction operation, and facilities must be approved for their use by the Oxnard fire department and meet any required fire, safety, and building code requirements specified in the California Building Reference Codes.

(I) Cannabis Manufacturing facilities may use heat, screens, presses, steam distillation, ice water, and other methods without employing solvents or gases to create keef, hashish, bubble hash, or infused dairy butter, or oils or fats derived from natural sources, and other extracts.

(J) Cannabis Manufacturing facilities may use food grade glycerin, ethanol, and propylene glycol solvents to create or refine extracts. Ethanol should be removed from the extract in a manner to recapture the solvent and ensure that it is not vented into the atmosphere.

(K) Cannabis Manufacturing facilities creating Cannabis extracts must develop standard operating procedures, good manufacturing practices, and a training plan prior to producing extracts for the marketplace.

(L) Any person using solvents or gases in a closed looped system to create cannabis extracts must be fully trained on how to use the system, have direct access to applicable material safety data sheets and handle and store the solvents and gases safely.

(M) Parts per million for one gram of finished extract cannot exceed state standards for any residual solvent or gas when quality assurance tested.

(N) Approval of manufacturing facilities shall be through approval of a development design review (DDR) permit to be issued by the community development director of the city. The appeal of the approval or denial of such permit shall be to the Planning Commission pursuant to Section 11-466.

SEC. 11-485. OPERATING REQUIREMENTS FOR STORE FRONT/RETAIL FACILITIES.

(A) No more than the number of cannabis retailers authorized by section 11-456 shall operate within the city at any one time.

(B) Approval of retail dispensaries shall be through approval of a special use permit to be issued by the Planning Commission. The appeal of the approval or denial of such special use permit shall be to the City Council pursuant to Sections 14-464 and 11-465.

(C) Retailers shall verify the age and all necessary documentation of each individual to ensure the customer is not under the age of 18 years. If the potential customer is 18 to 20 years old, retailer shall confirm the customer's possession of a valid doctor's recommendation and state-issued medical marijuana card. Persons 18 to 20 years old who are unable to produce either form of medical documentation cannot purchase cannabis legally and are to be denied admittance to the retail facility. For adult-use purchases, retailers shall verify that all customers are 21 years of age or older for the purchase of Cannabis or Cannabis Products.

(D) Entrances into the retailer shall be locked at all times with entry strictly controlled. A "buzz-in" electronic/mechanical entry system shall be utilized to limit access to and entry to the retail area to separate it from the reception/lobby area. Individuals must show their government-issued identification, and, in the case of medical cannabis facilities, their physician's recommendation, or a cannabis card issued pursuant to Cal. Health and Safety Code Section 11362.71 in order to gain access into the retailer. The government-issued identification and, if applicable, doctor's recommendation or cannabis card must also be shown at the point of sale

station at the time of purchase. Doctor recommendations are not to be obtained or provided at the retail location.

(E) Uniformed licensed security personnel shall be employed to monitor site activity, control loitering and site access, and to serve as a visual deterrent to unlawful activities. Security personnel may be allowed to carry firearms if authorized by the police chief.

(F) Retailers may have only that quantity of Cannabis and Cannabis Products to meet the daily demand readily available for sale on-site in the retail sales area of the retailer. Additional product may be stored in a secured, locked area to which customers, vendors, and visitors shall not have access.

(G) All restroom facilities shall remain locked and under the control of management.

(H) Retailers authorized to conduct retail activities shall only serve customers who are within the licensed premises, or at a delivery address that meets the requirements of this subsection.

(1) The sale and delivery of Cannabis goods shall not occur through a pass-through window or a slide-out tray to the exterior of the premises.

(2) Retailers shall not operate as or with a drive-in or drive-through at which Cannabis goods are sold to persons within or about a motor vehicle.

(3) No Cannabis shall be sold and/or delivered by any means or method to any person within a motor vehicle.

(4) All Cannabis goods sold by a Retailer shall be contained in child-resistant packaging.

(5) Retailers shall record point-of-sale areas and areas where Cannabis goods are displayed for sale on the video surveillance system. At each point-of-sale location, camera placement must allow for the recording of the facial features of any person purchasing or selling Cannabis goods, or any person in the retail area, with sufficient clarity to determine identity.

(6) A retail licensee who is engaged in retail sale shall hire or contract for security personnel who are at least 21 years of age to provide security services for the licensed retail premises. All security personnel hired or contracted for by the licensee shall be licensed by the Bureau of Security and Investigative Services and shall comply with Cal. Bus. and Prof. Code Chapters 11.4 and 11.5 of Division 3.

(I) Access to retailer premises -

(1) Access to the premises of a retail licensee/permittee shall be limited to individuals who are at least 21 years of age.

(2) Notwithstanding subsection (I)(1) above, individuals who are at least 18 years of age and in possession of a valid physician's recommendation or state-issued medical marijuana card shall be granted access to the premises of a retail licensee/permittee for the sole purpose of purchasing medicinal cannabis consistent with the physician's recommendation.

(J) Authorized sales - A retailer shall only sell adult-use Cannabis and adult-use Cannabis Products to individuals who are at least 21 years of age. A retailer shall only sell medicinal Cannabis or medicinal Cannabis Products to individuals who are at least 18 years of age, but not yet 21, if those individuals are in possession of a valid physician's recommendation. Medicinal cannabis sales to individuals 21 years of age and older are unrestricted.

(K) Limited access areas - A retailer shall establish limited-access areas and permit only authorized individuals to enter the limited-access areas. Authorized individuals include individuals employed by the retailer as well as any outside vendors, contractors, or other individuals conducting business that requires access to the limited access area. All individuals granted access to the limited access area shall be at least 21 years of age, and if not employed by the retailer, shall be escorted at all times by an employee of the licensee/permittee. A retailer

shall maintain a log of all individuals who are not employees who are granted access to the limited access area. These logs shall be made available to the police chief or the development services director upon request.

(L) Operating hours of the store front retailer license shall be limited to the hours of 9:00 a.m. through 9:00 p.m., seven days a week or a reduced duration as stipulated through the discretionary land use permit.

(M) Parking requirements shall be in accordance with the Oxnard City Code - 1 parking space per 250 square feet or as stipulated in a city traffic engineer approved parking study.

(N) *Store front/retail security requirements.* All security measures required by section 11-477 (operational standards) are directly applicable to and binding on all Commercial Cannabis Businesses, including all Retailers.

SEC. 11-486. OPERATING REQUIREMENTS FOR RETAILERS (A) Retailers that provide delivery are required to verify the age and the necessary documentation of each medical customer to ensure the customer is not under the age of 18 years, and to verify that the potential customer has a valid doctor's recommendation. Doctor recommendations are not to be obtained or provided at the retail location. The age verification requirement applies to both the customer and any person accepting delivery on behalf of the customer. If the latter, the individual must be at least 21 years of age.

(B) Operating hours of the non-store front Retailer shall be limited to the hours of 9:00 a.m. through 9:00 p.m., seven days a week or a reduced duration as stipulated through the discretionary land use permit.

(C) The non-store front Retailer shall only sell cannabis or cannabis products to a natural person 21 years of age or older, or a natural person 18 years of age or older who possesses a physician's recommendation for cannabis medical use only, or a cannabis card issued pursuant to Cal. Health and Safety Code Section 11362.71.

(D) The non-store front Retailer may only have on-site that quantity of Cannabis and Cannabis Products reasonably anticipated to meet the weekly demand for which they may need to be readily available for sale.

SEC. 11-487. NON-STORE FRONT RETAILER VEHICLE REQUIREMENTS.

Prior to commencing operations, a non-store front Retailer shall provide the following information to the city.

(A) Proof of ownership of the vehicle or a valid lease for any and all vehicles that will be used to deliver Cannabis or Cannabis Products.

(B) The year, make, model, color, license plate number, and vehicle identification number (VIN) for any and all vehicles that will be used to deliver Cannabis or Cannabis Products.

(C) Proof of insurance as required in section 11-474(B) for any and all vehicles being used to deliver Cannabis or Cannabis Products.

(D) The licensee shall provide the city with the information required by this section in writing for any new vehicle that will be used to deliver Cannabis and/or Cannabis Products prior to using the vehicle to deliver Cannabis and/or Cannabis Products.

(E) The Commercial Cannabis Business shall provide the city with any changes to the information required by this section in writing within 30 calendar days.

SEC. 11-488. PROMULGATION OF REGULATIONS, STANDARDS AND OTHER LEGAL DUTIES.

(A) In addition to any regulations adopted by the city council, the city manager or his or her designee is authorized to establish any additional rules, regulations and standards governing the issuance, denial or renewal of Commercial Cannabis Business Permits, the ongoing operation of Commercial Cannabis Businesses and the city's oversight, or concerning any other subject determined to be necessary to carry out the purposes of this article.

(B) Regulations shall be published on the city's website.

(C) Regulations promulgated by the city manager shall become effective upon date of publication. Commercial Cannabis Businesses shall be required to comply with all state and local laws and regulations, including but not limited to any rules, regulations or standards adopted by the city manager or his or her designee.

(D) Testing Laboratories, distribution facilities and special events shall be subject to state law and shall be subject to additional regulations as determined from time to time as more regulations are developed pursuant to this section and any subsequent state legislation regarding the same.

SEC. 11-489. COMMUNITY RELATIONS.

(A) Each Commercial Cannabis Business shall provide the name, telephone number, and email address of a community relations contact to whom notice of problems associated with the Commercial Cannabis Business can be provided. Each Commercial Cannabis Business shall also provide the above information to all businesses and residences located within 600 feet of the Commercial Cannabis Business.

(B) During the first year of operation pursuant to this article, the Owner, manager, and community relations representative from each Commercial Cannabis Business holding a permit issued pursuant to this article shall attend quarterly meetings with the city manager or his or her designee(s), and other interested parties as deemed appropriate by the city manager or his or her designee(s), to discuss costs, benefits, and other community issues arising as a result of implementation of this article. After the first year of operation, the Owner, manager, and community relations representative from each such Commercial Cannabis Business shall meet with the city manager or his or her designee(s) when and as requested by the city manager or his or her designee(s).

(C) Commercial Cannabis Businesses to which a permit is issued pursuant to this article shall describe benefits that the cannabis business would provide to the local community, such as community contributions, volunteer services and/or economic incentives.

SEC. 11-490. PERMIT HOLDER RESPONSIBLE FOR VIOLATIONS.

The person to whom a Commercial Cannabis Business Permit is issued pursuant to this article shall be responsible for all violations of the laws of the state or of the regulations and/or the ordinances of the city whether committed by the permittee or any employee or agent of the permittee, which violations occur in or about the premises of the Commercial Cannabis Business whether or not said violations occur within the permit holder's presence.

SEC. 11-491. INSPECTION AND ENFORCEMENT.

(A) The city manager, or his or her designee(s) charged with enforcing the provisions of the city code, or any provision thereof, may enter the location of a Commercial Cannabis Business at any time, without notice, and inspect the location of any Commercial Cannabis Business as well as any recordings and records required to be maintained pursuant to this article or under applicable provisions of state law.

(B) It is unlawful for any person having responsibility over the operation of a Commercial Cannabis Business, to impede, obstruct, interfere with, or otherwise not to allow, the city to conduct an inspection, review or copy records, recordings or other documents required to be maintained by a Commercial Cannabis Business under this article or under state or local law. It is also unlawful for a person to conceal, destroy, deface, damage, or falsify any records, recordings or other documents required to be maintained by a Commercial Cannabis Business under this article or under state or local law.

(C) The city manager, or his or her designee(s) charged with enforcing the provisions of this article may enter the location of a Commercial Cannabis Business at any time during the hours of operation and without notice to obtain samples of the cannabis to test for public safety purposes. Any samples obtained by the City of Oxnard shall be logged, recorded, and maintained in accordance with established procedures by the City of Oxnard city manager or these regulations.

SEC. 11-492. COMPLIANCE WITH STATE REGULATIONS.

It is the stated intent of this article to regulate commercial cannabis activity in the city in compliance with all provisions MAUCRSA and any subsequent state legislation.

SEC. 11-493. VIOLATIONS DECLARED A PUBLIC NUISANCE.

Each and every violation of the provisions of this article is hereby deemed unlawful and a public nuisance.

SEC. 11-494. EACH VIOLATION A SEPARATE OFFENSE.

Each and every violation of this article shall constitute a separate violation and shall be subject to all remedies and enforcement measures authorized by the city. Additionally, as a nuisance per se, any violation of this article shall be subject to injunctive relief, any permit issued pursuant to this article being deemed null and void, disgorgement and payment to the city for any monies unlawfully obtained, costs of abatement, costs of investigation, attorney fees, and any other relief or remedy available at law or in equity. The city may also pursue any and all remedies and actions available and applicable under State and local laws for any violations committed by the Commercial Cannabis Business or persons related to, or associated with, the Commercial Cannabis Activity. Additionally, when there is determined to be an imminent threat to public health, safety or welfare, the city manager, or his or her designee(s), may take immediate action to temporarily suspend a Commercial Cannabis Business Permit issued by the city, pending a hearing before the city manager, or his or her designee(s).

SEC. 11-495. CRIMINAL PENALTIES.

Each and every violation of the provisions of this article may at the discretion of the district attorney or city attorney be prosecuted as an infraction or misdemeanor and upon conviction be subject to imprisonment in the county jail for a period of not more than six months, or both such fine and imprisonment. Each Commercial Cannabis Business may be cited for any violation of any law and/or any rule, regulation and/or standard adoption pursuant to this article. A fine not to exceed $10,000 for the first violation, $15,000 for the second violation and revocation of the permit for a period of two years after which time the business operator would have to reapply. The fine for operating an unlicensed and/or unpermitted Commercial Cannabis Business shall be $30,000 per day and the issuance of a notice to appear in court. Each day a violation is committed or permitted to continue shall constitute a separate offense. At the discretion of the city manager or his or her designee, higher or lower fines or penalties may be recommended based on the facts of individual cases where generally supported by aggravating or mitigating circumstances. Aggravating factors may include, but are not limited to: prior disciplinary history, nature and severity of the act(s), violations, offenses, or crime(s) under consideration, actual or potential harm to the public, actual or potential harm to any consumer, prior warning letters, licensee involvement, premises in high crime area, lack of cooperation by licensee in investigation, appearance and actual age of minor, continuing course or pattern of conduct. Mitigating factors may include, but are not limited to: length of licensure at subject location without prior discipline problems, positive action by licensee to correct problem, documented training of licensee and employees and cooperation by licensee in investigation.

SEC. 11-496. REMEDIES CUMULATIVE AND NOT EXCLUSIVE.

The remedies provided herein are not to be construed as exclusive remedies. The city is authorized to pursue any proceedings or remedies provided by law."

Section 2. Article XVI of Chapter 7 of the Oxnard City Code (Oxnard City Code Section 7-280 to 7-284) is hereby repealed.

Section 3. Article XV of Chapter 11 of the Oxnard City Code regarding Medical Cannabis Delivery (Oxnard City Code Section 11-390 to 11-403) is hereby repealed.

Section 4. If any section, subsection, phrase, or clause of this Ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more sections, subsections, phrases, or clauses be declared unconstitutional.

Section 5. Within 15 days after passage, the City Clerk shall cause a summary of this ordinance to be published one time in a newspaper of general circulation published and circulated in the City. Ordinance No. 2994 was first read on December 1, 2020, and was adopted on 15 December, 2020, to become effective thirty (30) days thereafter.

The foregoing Ordinance was adopted at a regular meeting of the City Council of the City of Oxnard, State of California, held on the 15th day of December, 2020, by the following vote:

AYES: Councilmembers Basua, Lopez, MacDonald, Madrigal, Perello, Ramirez, and Zaragoza.

NOES: None.

ABSTAIN: None.

ABSENT: None.

Mayor

ATTEST:

R. Chaparro 12/15/2020
City Clerk

APPROVED AS TO FORM:

12/8/2020
Stephen M. Fischer, City Attorney

Attachment

D. TD Enterprise LLC dba Oxnard Holistics Conditional Commercial Cannabis Business Permit

Kathleen Mallory
Planning and Sustainability Manager
Community Development Department
214 South C Street
Oxnard, CA 93030
(805) 385-8370
kathleen.mallory@oxnard.org

TD Enterprise, LLC dba Torrey Holistics
Tony Hall
10671 Roselle Street, Suite 202
San Diego, CA 92121
(Via Email and First Class Mail)

March 1, 2021

Subject: City of Oxnard - Selection of Top Thirteen (13) Retail Cannabis Applicants

Dear Selected Retail Cannabis Applicant:

Congratulations! The City has concluded Phases 2 and 3 of the retail cannabis application review process and you have been selected as one of the thirteen (13) retail applicants to apply for a Special Use Permit. The final rankings are attached.

In accordance with the Retail Cannabis Application Procedures Guideline and Oxnard City Code Section 11-457, the City Manager has reviewed the City Selection Committee's evaluation and accepted the final determination.

The City will be issuing thirteen (13) retail cannabis permits once the process outlined below is completed. Based upon the approved rankings, the top retail applicants are:

1. SGI Oxnard, LLC - 2343 North Oxnard Boulevard
2. TAT OXN LLC dba The Artist Tree - 600 North A Street
3. Haven #8, LLC dba Haven - 220 South A Street
4. TD Enterprises LLC dba Oxnard Holistics - 1013-1015 Harbor Boulevard
5. Blue Enterprises Oxnard LLC dba Cookies Oxnard - 2655 North Vineyard Avenue
6. EEL Oxnard LLC dba Catalyst-Oxnard - 4749 South Rose Avenue
7. Harbor Management Group LLC dba Safeport - 2150 Trabajo Drive
8. Blooming Organics LLC dba Elevate Oxnard - 2731 East Vineyard Avenue
9. Boxnard, LLC - 1970 North Ventura Road
10. Blooming Organics dba Elevate Downtown Oxnard - 156 South A Street
11. Kind Lifestyle Market LLC - dba Kind Lifestyle Market - 911 South Oxnard Boulevard
12. Yuma Way CA, LLC dba Releaf On Vine - 2544 East Vineyard Avenue
13. HPC of Oxnard LLC - 360 West Esplanade Drive

The next step in the retail cannabis application process is for the selected applicants to submit an application for a Special Use Permit (SUP). Retail cannabis applicants will be required to secure approval of an SUP within 12 months of receiving notification that they have been selected to apply for an SUP. Please note that the Commercial Cannabis Business Permit (retail) will not be issued until you obtain an SUP.

To obtain information on how to apply for the SUP and the process to advance your retail permit, please contact Jose Coyotl (805) 385-7863 or Jose.Coyotl@oxnard.org who will instruct you through the next steps in the permitting process.

Congratulations on your successful advancement.

Kathleen Mallory

Kathleen M. Mallory
Planning & Sustainability Manager

c: Alexander Nguyen, City Manager
Ashley Golden, Assistant City Manager
Kenneth Rozell, Chief Assistant City Attorney
Matt Eaton, HdL
Vyto Adomaitis, Director, Community Development
Jose Coyotl, Associate Planner
Project file

Attachment: Final Retail Cannabis Ranking - February 26, 2021

Attachment

E. Notice of Exemption

COMMUNITY DEVELOPMENT DEPARTMENT
OXNARD PLANNING DIVISION
214 SOUTH C STREET
OXNARD, CALIFORNIA 93030

NOTICE OF EXEMPTION

TD Enterprise LLC dba Oxnard Holistics - Commercial Cannabis Business Retail Special Use Permit (SUP); PLANNING AND ZONING PERMIT NO. 21-516-024 (Retail): A request to permit the operation of a commercial cannabis retail facility within an existing 1,740 square-foot commercial suite of a 17,615 square-foot multi-tenant commercial building on a 2.39-acre site located at 1015 Harbor Boulevard (APN: 191-0-075-015) within the Commercial Neighborhood Commercial (CNC) zone. Proposed development includes tenant improvements: installation of interior wall partitioning, plumbing upgrades, upgrades to an existing fire alarm system, security upgrades to the existing building, and installation of new secure doors/windows. Cannabis retail operations will be conducted between the hours from 9:00 AM to 9:00 PM daily. Filed by Kristine Byers on behalf of TD Enterprise LLC dba Oxnard Holistics.

Finding:

The Planning Commission of the City of Oxnard has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

☐ Ministerial Project
☒ Categorical Exemption
☐ Statutory Exemption
☐ Emergency Project
☐ Quick Disapproval [CEQA Guidelines, 14 Cal. Code of Regs. 15270]
☐ No Possibility of Significant Effect [CEQA Guidelines, 14 Cal. Code of Regs. 15061(b)(3)]

Supporting Reasons:

In accordance with Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, qualifies as a Class 1 Categorical Exemption. This section applies to projects involving "negligible or no expansion of use beyond that existing at the time of the lead agency's determination." The Project involves a request to retail cannabis products within an existing industrial building, the project request will not increase the square footage of the existing building. 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 the Planning Commission hereby authorizes and directs the Planning and Environmental Services Manager to file a Notice of Exemption with the Ventura County Clerk.

(Date)	Scott Kolwitz Planning and Environmental Services Manager

Attachment

F. 2030 General Plan Consistency Chart

Attachment F
General Plan Consistency Chart

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).

2030 General Plan		**Level I**	**Level II**	**Rationale**
Policy CD-4.1	***Mitigate Land Use Conflicts*** Mitigate conflicts between commercial and other land uses, especially residential and recreational uses.	X		The Project proposes to locate within an established commercial shopping center which allows for retailing of cannabis products. The proposed site would operate with other businesses that engage in similar retail business practices therefore the Project would be compatible. Furthermore, the Project was reviewed for neighborhood compatibility, architectural design compatibility, security, and overall community benefits.
Policy CD-4.2	***Commercial Revitalization and Redevelopment*** Encourage upgrading, beautification, revitalization, and appropriate reuse of existing commercial areas and shopping centers and, especially within redevelopment project areas, continue to develop and implement programs that link commercial areas with their adjoining neighborhoods and increase overall jobs, cales and property valuation.	X		
Policy CD-4.4	***Commercial Area Aesthetics*** Require that older commercial development upgrade/improve landscaping and architecture, if warranted, during discretionary review opportunities.	X		
Policy CD-15.5	***Share of Regional Taxable Sales*** Increase Oxnard's share of tax base and enhance the fiscal health of the City.	X		Cannabis business taxes will be required to be paid as a condition of approval further strengthening the fiscal health of the City.
Policy CD- 17.1	***Retain Local Talent*** Provide opportunities for a variety of local jobs and actively support efforts to retain residents		X	The Project will provide an opportunity for new careers in cannabis retail.

	who have completed higher education.			
Policy CD-18.1	***Attract New Businesses*** Identify and attract a range of commercial, retail and industrial businesses that are compatible with the community's business climate and not detrimental to the existing local economy and environment.		X	The Project will help attract further cannabis related industries which currently are new and have the possibility of improving other local businesses and improving the local economy.
Policy CD-16.5	***Industrial and Commercial Development Standards*** Require high quality development standards that increase the efficient use of existing industrial and commercial development areas so as to preserve agricultural land and minimize adverse environmental impacts.	X		The Project is conditioned to be consistent with the requirements of the Coastal Neighborhood Commercial zone which includes architectural and landscape standards suitable for commercial development.
Policy ICS-19.2	***Police Review of Development Projects*** Continue to require the Police Department to review proposed development project and provide recommendation that enhance public safety	X		The Project's security plan was reviewed and conditionally approved by the Oxnard Police Department to ensure crime prevention through preventive security measures and environmental design.
Policy ICS-19.4	***Crime Prevention Device Requirements*** Require crime prevention devices (e.g. deadbolt locks, peepholes, etc.) in all new development.	X		
Policy ICS-19.5	***Incorporating Security Design Principles*** Encourage crime prevention and defensible space through design principles such as those employed though the National Crime Prevention Through Environmental Design program, Neighborhood Watch Program, and/or other appropriate methods to enhance public safety.	X		
Policy SH-7.2	***Handling of Hazardous Materials*** Require that hazardous materials are used, stored, transported and disposed of within the City in a safe manner and in compliance with local, state, and federal standards.	X		The Project has been reviewed and will be conditioned to maintain and store hazardous material in compliance to local, state and federal standards.

Attachment

G. Zoning Consistency Chart

ATTACHMENT G
Zoning Consistency with
The Coastal Neighborhood Commercial Sub-Zone.

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Maximum Building Height OCC Sec. 17-17 (D)(1)	Two stories or 35 feet feet	23.3 feet No Change	YES
Front Yard Setback OCC Sec. 17-17 (D)(3)	10 Feet	65 feet No Change	YES
Side Yard Setback OCC 17-17 (D)(5)	Interior side yard: none required. Street side yard: 10 feet.	10 feet No Change	YES
Rear Yard Setback OCC Sec. 17-17 (D)(4)	For lots abutting a public way or alley: 10 feet. No setback is otherwise required.	90 feet No Change	YES
Vehicle Parking Requirements for Commercial Uses OCC Sec. 16-622	<u>Shopping Center - Neighborhood</u> One space per 250 square feet of gross floor area. Total Required: 64 Parking Spaces <u>Cannabis Retail</u> One parking space per 250 square feet or as stipulated in a city traffic engineer approved parking study. Total Required: 7 Parking Space Total Parking Required: 71	108 Parking Spaces	YES
Bicycle Parking Requirements Commercial OCC Sec. 16-623	Five spaces at each entrance.	A minimum of 10 spaces	YES, as conditioned
Motorcycle Parking Requirements Commercial OCC Sec. 16-624	Uses with more than 25 automobile parking spaces shall provide one designated space for use by motorcycle Required Motorcycle Parking: 1	4 spaces	YES

Outdoor Loading and Storage Areas OCC Sec. 16-644	2 loading spaces per 15,001 - 40,000 square feet of commercial gross floor area Shall be placed in the side or rear yards only and shall be screened. A minimum 12-foot high wall shall be provided adjacent to unloading areas to provide for proper screening. Required Loading Spaces: 2	Legal non conforming loading areas will be utilized along the west side of the building. The loading zone is accessible through a service door from the tenant space rear floor area.	YES, AS CONDITIONED

Attachment

H. Location and Design of Cannabis Business Consistency Chart

Attachment H
Location and Design of Cannabis Business Requirements Consistency Chart

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Cannabis Manufacturing, Testing and Distribution Businesses Siting Criteria and Buffer Requirements Sec. 11-473(A)	Manufacturing, testing, and distribution facilities are conceptually permitted on property that must be located on property zoned M-L, M-1, M-2, and BRP, as well as auto sales and service, business park, and commercial manufacturing zones within the Rose Santa Clara Corridor Specific Plan. Manufacturing, testing, and/or distribution facilities may also be located in the following specific plan areas subject to relevant specific plan requirements, and input from the business park association (if operational): Northeast Community Specific Plan, Sakioka Farms, Camino Real Business Park, McInnes Ranch Business Park Specific Plan, and Northfield Seagate Business Park Specific Plan.	N/A	N/A
Cannabis Retail Dispensary Businesses Siting Criteria and Buffer Requirements Sec. 11-473(B)	Retail dispensaries are conceptually permitted in property zoned DT-C, DT-G, C-l, C-l-PD, C-2, C-2-PD, CNC, CPD, and business park, retail commercial, and commercial manufacturing zones within the Rose Santa Clara Corridor Specific Plan. Retail dispensaries may also be located in the following specific plan areas subject to relevant specific plan requirements, and input from the business park association (if operational): RiverPark - commercial office, commercial convention, and commercial regional, Sakioka Farms, and Camino Real Business Park.	The location is within the Coastal Neighborhood Commercial (CNC) zone.	YES
Letter of Support from the Specific Plan Management Company or Association	Compliance with any specific plan requirements, including a letter of support from the specific plan management	The project is in compliance with the CNC zone (see Attachment G). The	YES

Sec. 11-473(C)	company or association	property is not located within a specific plan management company or association area.	
Distance Requirements Sec. 11-473(D)	(1) It shall be no closer than 600 feet of any of the following: (a) Any school providing instruction in kindergarten or any grades 1 through 12, whether public, private, or charter, including pre-school, transitional kindergarten, and K-12. (b) A commercial daycare center licensed by the city or county that is in existence at the time the license is issued, unless the State licensing authority or the city specifies a different radius. (c) A youth center that is in existence at the time the license is issued, unless the State licensing authority or the city specifies a different radius. (2) The distance specified in this section shall be the horizontal distance measured in a straight line from the property line of the identified use to the closest property line of the lot on which the cannabis use is located without regard to intervening structures.	The nearest youth center (Neptune Square Park) is approximately 1,309 feet away from the project site.	YES
Findings Sec. 11-473(E)(1)	Conform with the city's General Plan, any applicable specific plans, master plans, and design requirements.	The project is in compliance with the General Plan, Local Coastal Plan, and CNC zone (see Attachment F and G).	YES
Findings Sec. 11-473(E)(2)	Comply with all applicable zoning, and specific plan requirements, and related development standards.	The project is in compliance with the CNC zone district and other pertinent sections of the OCC (see Attachment F and G).	YES
Findings Sec. 11-473(E)(3)	Be constructed in a manner that minimizes odors to surrounding uses, and promotes quality design and construction, and	The project includes Odor Control devices	YES, AS CONDITIONED

	consistency with the surrounding properties.		
Findings Sec. 11-473(E)(4)	Be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and all items required for the development.	The project is in compliance with the requirements for development (see Attachment G).	YES
Findings Sec. 11-473(E)(5)	Be served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate.	The project is indirectly served by and connected to Highway 101. The proposed use is anticipated to generate traffic in quantities that are consistent with the original commercial uses which were intended to occupy the building.	YES
Findings Sec. 11-473(E)(6)	Be provided with adequate electricity, sewerage, disposal, water, fire protection (sprinkler and alarm; retrofit when determined necessary by the fire marshal) and storm drainage facilities for the intended purpose.	The project is currently served by adequate electricity, sewerage, disposal, and water. The proposed use is anticipated to generate traffic in quantities that are consistent with the original commercial uses which were intended to occupy the building. The project has been conditioned to comply with Fire Marshal requirements.	YES, AS CONDITIONED
Cannabis Retail Operating Requirement - Limited Access Areas Sec. 11-485(K)	A retailer shall establish limited-access areas and permit only authorized individuals to enter the limited-access areas.	The project is designed with a check in lobby area and a staff click to enter feature to enter the cannabis retail sale floor area. The project has been conditioned to comply with limited access area requirements.	YES, AS CONDITIONED
Cannabis Retail Operating Hour Requirements Sec. 11-485(L)	Operating hours of the storefront retailer license shall be limited to the hours of 9:00 a.m. though 9:00 p.m., seven days a week or reduced as stipulated through the discretionary land use permit.	The project will operate within the hours of 9:00 a.m. and 9:00 p.m. The project has been conditioned to restrict store retail hours based on the operating hour requirements.	YES, AS CONDITIONED

Cannabis Retail Parking Requirements Sec. 11-485(M)	Parking requirements shall be in accordance with chapter 16, article X of the Oxnard City Code - 1 parking space per 250 square feet or as stipulated in a city traffic engineer approved sparking study.	The project meets the parking requirements.	YES, AS CONDITIONED
Cannabis Retail Storefront/ Retail Security Requirements Sec. 11-485(N)	All security measures required by section 11-477 (operating standards) are directly applicable to and binding on all commercial cannabis businesses, including all retailers.	The project is conditioned to provide security as specified by the Security Plan approved by the Chief of Police.	YES, AS CONDITIONED

Attachment

I. Draft Resolution of Approval for Commercial Cannabis Retail

RESOLUTION NO. XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 21-516-24 (COMMERCIAL CANNABIS RETAIL) TO ALLOW A COMMERCIAL CANNABIS RETAIL FACILITY WITHIN AN EXISTING 1,740 SQUARE-FOOT COMMERCIAL SUITE OF A 17,615 SQUARE-FOOT MULTI-TENANT COMMERCIAL BUILDING ON A 2.39-ACRE SITE LOCATED AT 1015 HARBOR BOULEVARD (APN: 191-0-075-015), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS.

WHEREAS, on January 13, 2022, the Planning Commission of the City of Oxnard (**"Planning Commission"**) conducted a duly noticed public hearing and considered an application for Planning and Zoning Permit No. 21-516-24 filed by Kristine Byers on behalf of TD Enterprise LLC dba Oxnard Holistics in accordance with Section 16-530 of the Oxnard City Code; 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 Section 15301 (Existing Facilities) Categorical Exemption. Further, the project does not trigger any of the Exceptions to the Exemptions (Section 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/Local Coastal Plan land use designation of Visitor Serving Center (VSC) and a Coastal Zoning designation of Coastal Neighborhood Commercial (CNC). The Project is surrounded by commercial and residential buildings. 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 cannabis retail facility is consistent with the 2030 General Plan, Local Coastal Plan, and the Oxnard City Code and is compatible with the scale and character of other commercial development in the project area. Any projects

requiring discretionary approval would be analyzed with the 2030 General Plan, Local Coastal Program, and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore the project will have no significant cumulative impact.

(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 cannabis retail facility 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 commercial uses of the surrounding development and the property does not contain any unusual environmental characteristics as the property is surrounded on all sides by an established commercial and residential 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 is not located in or adjacent to a State designated scenic highway.

(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 December 22, 2021.

(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 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.

WHEREAS, the proposed project is consistent with the following:

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 Special Use Permit Staff Report and all attachments thereto, the Planning Commission finds:

1. **The proposed use is in conformance with the General Plan, Local Coastal Program, and other adopted policies of the City of Oxnard.**

As described in the Staff Report, the proposed cannabis retail facility is an allowable use within the Coastal Neighborhood Commercial (CNC) zone , subject to approval of a Special Use Permit. As documented in the attachments to the staff report, the Project is in compliance with General Plan, Local Coastal Program, zoning and cannabis regulations. This Resolution includes 188 conditions of approval which were crafted for compliance with the requirements set forth pursuant to OCC Article XVII (Commercial Cannabis Activity) to ensure operational standards were met. Therefore, the proposed cannabis retail use is in conformance with the 2030 General Plan, Local Coastal Plan, Oxnard City Code, and the elements thereof and other adopted standards. Therefore, this Project meets this finding.

2. **The nature, condition and development of adjacent uses, buildings and structures shall be considered, and no proposed Special Use Permit shall be granted if the approval body finds such use will adversely affect or be materially detrimental to such adjacent uses, buildings or structures or to the public health, safety or general welfare.**

As described in the Staff Report, the Project will allow cannabis retail within an existing building within an existing commercial shopping center. General and retail uses, and other more intense uses such as restaurants and specialty retail, are allowed uses within the CNC zone which do not require a Special Use Permit. The proposed retail cannabis use requires a Special Use Permit to ensure operational characteristics of the business will be both compatible with and not adversely affect or be materially detrimental to the other uses, buildings or structures within the shopping center.

As the Project will be located more than 600 feet from established commercial cannabis sensitive uses, the Project is consistent with public health, safety and general welfare by City standards. This Resolution includes 188 conditions of approval which were crafted for compliance with the requirements set forth pursuant to OCC Article XVII (Commercial Cannabis Activity) to ensure operational standards were met. After considering extensive testimony about the enhancements the proposal would bring to the tenant space, the Planning Commission finds the increase is customers to the shopping center and the decrease in crime rates experienced at other cannabis facilities with enhanced security, the Planning Commission also finds the Project will not aggravate policing issues when properly

regulated through the imposition of and compliance with the conditions of approval. Based on these factors, the Planning Commission finds this business, responsibly managed, would not have an adverse impact on area crime or demand for police services. Conversely, the Planning Commission finds the proposed use would be a beneficial addition to the shopping center by bringing in new customers, making enhancements to the building and parking areas, and would introduce a private security component which would benefit all tenants within the shopping center. Furthermore, Port Hueneme Chief of Police Andrew Salina has made public comments outlining the reduction in crime Port Hueneme has experienced in areas adjacent to commercial cannabis retailers as a direct result of their operational characteristics including the use of upgraded security systems, private security, and other site specific security plans. As such, this Project meets this finding.

3. **The site that is subject to the Special Use Permit shall be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and items which may be required by Section 16-532 (Conditions).**

As described in the Staff Report, the Project will be located within an existing development within the Coastal Neighborhood Commercial (CNC) zone which has previously been reviewed and approved to ensure the development is adequately proportional to the size of the property and served by public infrastructure. The existing project site is a developed 2.39-acre lot. Pursuant to the CNC zone, the Project will be located within an existing building designed to be consistent with the development and design standards included within the CNC zone, including, but not limited to, maximum building height, front, side and rear setbacks, landscaping, and equipment screening standards. The existing development is not consistent with the City's parking standards for bicycle parking (10 required). The parking lot will provide parking for a minimum of 108 vehicles, including 4 accessible parking spaces, 34 standard parking spaces, and 66 compact parking spaces, 4 motorcycle spaces, and the project has been conditioned to provide a total of 10 bicycle spaces within the whole of the shopping center's shared parking lot. The project site has a frontage and vehicular access on West Wooley Road, Harbor Boulevard, and Outrigger Way public alleyway. Proposed interior tenant improvements to the site will be reviewed for compliance with CNC zoning and Local Coastal Plan requirements. Given these circumstances, the site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards. Therefore, this Project meets this finding.

4. **The site that is subject to the Special Use Permit shall be served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate.**

As described in the Staff Report, the project is currently served by existing infrastructure and will continue to be accessed directly from West Wooley Road, Harbor Boulevard, and Outrigger Way public alleyway, which indirectly connects to

Highway 101. The proposed cannabis retailer is not anticipated to generate significant traffic that would require improvements to infrastructure. Therefore, the site for the proposed retail of cannabis products will be served by highways adequate in width and improved as necessary to carry project-generated traffic.

The existing development is not consistent with the City's parking standards for bicycle parking (10 required). The parking lot as designed will provide parking for a minimum of 108 vehicles, including 4 accessible parking spaces, 34 standard parking spaces, 66 compact parking spaces, and 4 motorcycle parking spaces. Based on the configuration of the proposed cannabis retail facility the entire project site requires 2 loading spaces. The project will utilize an existing legal nonconforming loading zone at the souteast side of the building accessed by a service door entrance to the tenant space. The project is consistent with City parking requirements. The project has been conditioned to include a total of 10 bicycle parking spaces within the whole of the shopping center's shared parking lot, to design bicycle space during the building permit process, and provide these spaces prior to a Certificate of Occupancy being issued. The project also includes short and long term parking to support bicycle use. Therefore, the site will be served by streets, highways, transit and bike facilities adequate to provide access to the proposed building and its anticipated uses. As such, this Project meets this finding.

5. **The site that is subject to the Special Use Permit shall be provided with adequate sewerage, water, fire protection and storm drainage facilities.**

As described in the Staff Report, the proposed Project will operate within an existing development with minor tenant improvements proposed. The Project has been reviewed by City Departments and divisions who have determined that the project is currently served by adequate electricity, sewerage, disposal, and water. The proposed use is not anticipated to generate utility demands in quantities that are different from other commercial uses which have previously occupied the building. Therefore, the site for the proposed use will be provided with adequate sewerage, 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), determined that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15301 (Existing Facilities) of the State CEQA Guidelines pertaining to 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. The Project involves a request to retail cannabis products within an existing commercial building, the project request will not increase the square footage of the existing building. 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 will have a significant effect on the environment. The Planning and Environmental Services Manager is

hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 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. 21-516-24 (Commercial Cannabis Business Retail Special Use Permit), subject to the attached conditions of approval.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby approves Planning and Zoning Permit No. 21-516-24 (Commercial Cannabis Business Retail Special Use Permit), subject to the following conditions. The decision of the Planning Commission is final unless appealed in accordance with the provisions of §16-545 of the Oxnard City Code.

STANDARD CONDITIONS OF APPROVAL FOR LAND USE PERMITS

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 January 13, 2022 ("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. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Planning Manager allows the Applicant to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

4. By commencing any activity related to the project or using any structure authorized by this permit, the Applicant 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*)

5. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend 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)

6. 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*)

7. Applicant 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, Applicant shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, *G-8*)

8. Applicant 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*)

9. Before placing or constructing any signs on the project property, Applicantshall obtain a sign permit from the City. Except as provided in the sign permit, Applicant may not change any signs on the project property. (PL/B, *G-10*)

10. Applicant shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, *G-11*)

11. Applicant shall not permit any combustible refuse or other flammable materials to be burned on the project property, except as provided in a permit issued by the Fire Chief.

12. Applicant 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*)

13. If Applicant, owner or tenant fails to comply with any of the conditions of this permit, the Applicant, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, *G-14*)

14. Prior to issuance of building permits, Applicant 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*).

State Law and Regulations Compliance

15. The permittee shall comply with all relevant law, ordinance, or regulation of the State of California, City of Oxnard, and any other governmental entity Laws and Regulations at all times during the life of the permit.

16. Wherever a condition requires that something be initially "built," "constructed," "equipped," "installed," "provided" or the like in a certain fashion or per certain requirements or approvals, it also requires that the same shall at all times be "maintained" in accordance with the condition, requirement or approval.

PLANNING DIVISION STANDARD CONDITIONS

17. Any application for a Minor Modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, *PL-2*)

18. Before the City issues building permits, the Applicant shall include a reproduction of all conditions of this permit as adopted by Resolution of the Community Development Director / Planning Commission in all sets of construction documents and specifications for the project. (PL, *PL-3*)

19. Before the City issues building permits, the Applicant shall provide to the Planning Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Planning Commission. The Applicant may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)

20. The Applicant may not modify any use approved by this permit unless the Planning Manager determines that the Applicant has provided the parking required by the City Code for the modified use. (PL, *PL-7*)

21. During the plan check review process, the Applicant 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)

22. Prior to issuance of building permits, the Applicant shall demonstrate that light standards illustrated on conceptual lighting plan do not conflict with tree locations. The Applicant shall submit a plan showing both the lighting and landscape on the same sheet.

23. 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. The Applicant shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. The applicant 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*)

24. 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*)

25. Applicant agrees to participate in a water conservation program that includes refitting water fixtures existing on the project property with water conserving devices within residences or businesses in the City's water service area, if such a program is in effect when building permits are issued for this project. Among the requirements of such a program might be refitting existing toilets, faucets, shower heads, landscaping irrigation or other fixtures and items that consume water within the structure. (PL, *PL-14*)

26. Because of water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, *PL-15*)

27. Prior to issuance of building permits, Applicant 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*).

28. Applicant shall participate in the City's Public Art Program by paying the Public Art fee prior to issuance of building permits, in accordance with City Council Resolution No. 14,124. *(*PL*, PL-50)*

COMMERCIAL

29. Applicant shall recess or screen 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. Applicant 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*)

30. Applicant shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations. (PL, *PL-42*)

31. For any exterior utility meter panels, Applicant 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*)

32. Prior to issuance of a certificate of occupancy, Applicant shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)

33. Applicant shall restripe 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)

Special Conditions of Approval

34. Prior to occupancy, faded striping in parking areas directly in front of the building shall be repainted per City standards.

35. In accordance with the proposed plans, parking facilities for 10 bicycles shall be provided, the configuration and location of which shall be as reviewed and approved by the City Planning Division. The project plans shall be revised to identify bicycle racks, with a minimum of 10 bicycle spaces, to be provided on site near the main front entrance of the building located at 1001-1035 Harbor Boulevard. Bicycle parking area dimensions and location shall be a paved area at least 6’ x 1’6” for each required parking space. Staff shall review all construction documents prior to building permit issuance to assure that the bicycle rack has been provided and is not in conflict with the applicable

development standards for building in the Coastal Neighborhood Commercial zone district.

The applicant shall submit a bicycle parking plan to be reviewed and approved by the Community Development Director or his/her designee(s). All bicycle parking shall comply with AASHTO, NACTO, or APBP standards, as permitted by the California Building Code. The bicycle parking shall be designed to provide two (2) points of contact on the bicycle, be supported upright, and cause no stress onto tires. All provided bicycle parking shall be able to accommodate a standard U-lock. Bicycle parking area dimensions and location shall be a paved area at least 6' x 1'6" for each required parking space and shall be located outside of pedestrian walkways, loading areas, landscape planters, etc. Where feasible, bicycle-parking areas should be covered.

36. In accordance with Oxnard City Code Section 16-638, parking facilities for 1 motorcycle space shall be provided, the configuration and location of which shall be as reviewed and approved by the City Planning Division. Staff shall review all construction documents prior to building permit issuance to assure that the motorcycle space has been provided and is not in conflict with the applicable development standards for building in the Coastal Neighborhood Commercial zone district.

37. No final inspection or occupancy permit shall be granted until all construction and landscaping is complete in accordance with the plans approved and the conditions required herein.

38. All landscape materials shall be as represented to or as specified by the Planning Commission, and any deviation will require the express approval of the Chief of Police. Once constructed or installed, all improvements shall be maintained in accordance with the approved plans and in a manner acceptable to the Chief of Police. This includes landscape materials being maintained in a healthy and weed-free manner at all times.

PLANNING DIVISION CANNABIS CONDITIONS

<u>Automatic Expiration</u>

39. The Commercial Cannabis Business Permits shall expire, and be subject to the renewal process in Chapter 11 of the Oxnard City Code twelve (12) months after the date of issuance of the Certificate of Occupancy pursuant to the Oxnard City Code Section 11-459.

<u>Renewal</u>

40. All Commercial Cannabis Business Permits shall be renewed in accordance with Chapter 11, Article XVII of the Oxnard City Code.

Appeals

41. The permittee shall within ten (10) calendar days after the date of a decision of the City Manager or his/her designee(s) to revoke, suspend or deny a permit, or to add conditions to a permit, an aggravated party may appeal such action by filing a written appeal with the City Clerk setting forth the reasons why the decision was not proper. At the time of filing, the permitee shall pay the designated appeal fee, established by Resolution of the City Council from time to time.

Revocations of Commercial Cannabis Business Permits

42. Commercial Cannabis Business Permits may be revoked for any violation of any law and/or any rule, regulation and/or standard adopted pursuant to Sections 11-461, 11-462, 11-468, or 11-477 pursuant to any policy, procedure or regulation adopted by the City. The City Manager or his/her designee may immediately suspend operation of the uses approved by this permit pending a hearing on the revocation of this permit's conditions and/or a license issued by the State of California, or by any of its departments or divisions, or if there is a single serious violent crime or single significant incident to which multiple police units or multiple police jurisdictions respond associated with the operations of this use, which is detrimental to the public safety or health. The City Manager or his/her designee shall immediately inform the Community Development Director and Planning Manager of the suspension and the Planning Manager shall schedule a hearing on the revocation of the permit by the Community Development Director or other competent hearing officer to be held no more than 30-days after the beginning of the suspension. In the hearing, notice will be provided establishing the causal factors that caused the suspension and determination shall be made with the below options:
    a. End the suspension of the permit;
    b. Continue the suspension of the permit pending other legal action;
    c. Amend the permit conditions;
    d. Direct the permittee to change operations or business practices that precipitated the suspension of the permit;
    e. Or, any combination of the above;
    f. And, provide benchmarks and timeline for corrective action to take place.

43. The Applicant agrees suspension of a license issued by the State of California, or by any of its departments or divisions, shall immediately suspend the ability of a commercial cannabis business to operate within the City, until the State of California, or its respective department or division, reinstates or reissues the State license. Should the State of California, or any of its departments or divisions, revoke or terminate the license of a commercial cannabis business, such revocation or termination shall also revoke or terminate the ability of a commercial cannabis business to operate within the City of Oxnard.

Enforcement and Compliance

44. For the life of the permit, the Applicant shall be responsible for all violations of the laws of the State of California or of the regulations and/or the ordinances of the City of Oxnard, whether committed by the Applicant or any employee or agent of the Applicant, which violations occur in or about the premises of the commercial cannabis business whether or not said violations occur within the permit holder's presence.

45. Applicant agrees to pay enforcement, compliance, and inspection fees set by the City's Fee Schedule. Applicant shall deposit the equivalent of 30 hours of the Planning Hourly Fee (currently $134.27 per hour) during plan check review to cover staff time, billed at an hourly rate, for conditions compliance, required inspection, and reporting associated with commercial cannabis project, PZ 21-516-24. Additional funds will be required as deposits are depleted to less than the equivalent of 10 hours of the Planning Hourly Fee or as additional funds are needed as determined by the Community Development Director.

46. All operators are subject to all penalties as outlined in Oxnard City Code.

Property Owner Authorization

47. Prior to the issuance of a zone clearance or business license, whichever comes first, the Applicant shall be required to provide a signed and notarized statement from the owner of the property acknowledging that the property owner agrees to use of the property for a Commercial Cannabis Business Permits subject to Chapter 11, Article XVI, Section 11-475 of the Oxnard City Code.

Business Location Transfers

48. Commercial Cannabis Business Permits represent a land use entitlement and cannot be transferred from one location to another unless they comply with the transfer provisions outlined in Chapter 11, Article XVII of the Oxnard City Code.

Business Notification

49. The Applicant shall provide to the City, the name, telephone number, and email address of a community relations contact (community relations officer) designated by Applicant. The community relations contact shall be responsible for responding to complaints, should they arise between the hours of 10:00 p.m. and 7:01 a.m. Complaints shall be addressed within fifteen minutes of receiving the initial complaint

50. The Applicant shall provide the name/phone number/email address for the business community relations officer to all businesses and residences located within six hundred

(600) feet of the commercial cannabis business before operation of the business. The contact name and number shall be prominently posted outside of the facility

51. During the first year of operation, the owner, manager, and community relations officer shall attend quarterly meetings with the City Manager or his/her designee(s), and other interested parties as deemed appropriate by the City Manager or his/her designee(s), to discuss conditions of approval, operations, and overall cannabis activities in the subject location.

52. After the first year of operation should no permit condition(s) violations be identified, the owner, manager, and community relations officer shall meet with the City Manager or his/her designee(s) when and as requested by the City Manager or his/her designee(s).

Inventory Tracking

53. Prior to issuance of a certificate of occupancy, the Applicant shall have in place a State of California approved point-of-sale or management inventory tracking system to track and report on all aspects of the commercial cannabis business including, but not limited to, such matters as cannabis tracking, inventory data, gross sales (by weight and by sale) and other information which may be deemed necessary by the City. The commercial cannabis business shall ensure that such information is compatible with the City's record-keeping systems. In addition, the system must have the capability to produce historical transactional data for review at the request of the City. Furthermore, any system selected must be approved and authorized by the City Manager or his/her designee(s) prior to being used by the permittee.

54. All cannabis and cannabis products sold, distributed or manufactured shall be cultivated, manufactured, and transported by licensed facilities that maintain operations in full conformance with the State and local regulations.

Onsite Restrictions

55. Sales of cannabis may only occur between the hours of 9:00 A.M. and 9:00 P.M. daily.

56. The Applicant shall conform with the following requirements to prevent minors from having access to cannabis products:
    a. Persons under the age of twenty-one (21) years, or eighteen (18) years with a medical marijuana card, shall not be allowed on the premises of a commercial cannabis business and shall not be allowed to serve as a driver for a mobile delivery service. It shall be unlawful and a violation of this Article for any person to employ any person at a commercial cannabis business who is not at least twenty-one (21) years of age.
    b. The entrance to the commercial cannabis business shall be clearly and legibly posted with a notice that no person under the age of twenty-one (21) years of age is permitted to enter upon the premises of the commercial cannabis business.

57. Cannabis shall not be consumed by any employee or patron on the premises of any commercial cannabis business.

58. No outdoor storage of cannabis or cannabis products is permitted at any time.

Operational Requirements for Retailers

59. Sales and service of cannabis or cannabis products is limited to only the customer service area, which consists of approximately 1,740 square feet inside the building as identified on PZ No. 21-516-24 floor plans presented at the Planning Commission public hearing on January 13, 2022 and incorporated herein.

60. Access to the customer service area is to be controlled by an access door from a common lobby. A maximum of two (2) patrons may be served by one (1) budtender at any time. The budtenders and security personnel shall be readily identifiable personnel and are to monitor and control the behavior of customers in and around the premises.

61. There shall not be any amplified music or live bands unless the licensee has a valid Entertainment Permit issued by the City of Oxnard, pursuant to Oxnard City Code Section 11-187.

Odor Control

62. Odor control devices and techniques shall be incorporated in all commercial cannabis businesses to ensure that odors from cannabis are not detectable off-site. Commercial cannabis businesses shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the commercial cannabis business that is distinctive to its operation is not detected outside of the facility, anywhere on adjacent property or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the commercial cannabis business. As such, commercial cannabis businesses must install and maintain the following equipment, or any other equipment which the Community Development Director or his/her designee(s) determine is a more effective method or technology:
    a. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally; and
    b. An air system that creates negative air pressure between the commercial cannabis businesses interior and exterior, so that the odors generated inside the commercial cannabis business are not detectable on the outside of the commercial cannabis business.

Signage and Notices

63. The permittee shall conform with the following Signage Specifications:
    a. In addition to the requirements otherwise set forth in this section, business identification signage for a commercial cannabis business shall conform to the requirements of the City of Oxnard regulations, including, but not limited to, seeking the issuance of a City sign permit.
    b. No signs placed on the premises of a commercial cannabis business shall obstruct any entrance or exit to the building or any window.
    c. Each entrance to a commercial cannabis business shall be visibly posted with a clear and legible notice indicating that smoking, ingesting, or otherwise consuming cannabis on the premises or in the areas adjacent to the commercial cannabis business is prohibited.
    d. Business identification signage shall be limited to that needed for identification only and shall not contain any logos or information that identifies, advertises, or lists the services or the products offered. No commercial cannabis business shall advertise by having a person holding a sign and advertising the business to passersby, whether such person is on the premises of the commercial cannabis business or elsewhere including, but not limited to, the public right-of-way.
    e. Signage shall not be directly illuminated, internally or externally. No banners, flags, billboards or other prohibited signs may be used at any time.
    f. No cannabis or cannabis products or graphics depicting cannabis or cannabis products shall be visible from the exterior of any property issued a commercial cannabis business permit, or on any of the vehicles owned or used as part of the commercial cannabis business.

Community Benefits Agreement

64. Prior to issuance of a certification of occupancy, Applicant shall enter into a signed and recorded Community Benefits Agreement with the City. Said agreement shall include the following:

65. Retail
    a. One time payment of $250,000
    b. Donation of 1% of gross revenues to the City of Oxnard required to be paid with the associated yearly business license fee. This amount is in addition to the license fee and the City cannabis taxes.
    c. Requirement to hire 75% of the businesses employees from the City of Oxnard, as defined in Chapter 11 of the Oxnard City Code.

BILLING AND LICENSING CONDITIONS

Cannabis Business Tax Certificate

66. Prior to commencing operations, any business engaged in a Commercial Cannabis Business shall obtain a Commercial Cannabis Business tax certificate, pursuant to Article I. The Commercial Cannabis Business taxes imposed by Chapter 11, Article XVI of the Oxnard City Code shall be paid, in arrears, on a quarterly basis to the City Licensing Department.

67. The Applicant for a Commercial Cannabis Business shall secure from the Department of Billing and Licensing a commercial cannabis business tax certificate.

68. On applying for a Commercial Cannabis Business tax certificate, the applicant shall furnish to the tax administrator a sworn statement, on a form provided by the tax administrator setting forth the following:
    a. The exact nature of the Commercial Cannabis Business for which the Commercial Cannabis Business tax certificate is applied;
    b. The street address where such business is to be conducted, the street addresses of the residences of the owners of the business or names and street addresses of the officers or partners if a corporation or partnership;
    c. If the amount of the Commercial Cannabis business tax is measured by gross receipts, the applicant shall estimate the gross receipts for a period of one full calendar quarter. Such an estimate, if accepted by the tax administrator as reasonable, shall be used in determining the amount of the Commercial Cannabis Business tax. However, the amount is only provisional.
    d. At the end of the tax period, the tax administrator may request the certificate to verify gross receipts. Within 30 days of the request, the certificate shall report to the tax administrator the gross receipts during the Commercial Cannabis Business tax period, and the Commercial Cannabis Business tax will be redetermined. If the certificant underpaid the redetermined Commercial Cannabis Business tax, the certificant shall immediately pay the amount due.

Reporting and remittance of quarterly tax payments

69. The Commercial Cannabis Business tax shall be paid in arrears on a quarterly basis.

70. Each person owing Commercial Cannabis Business tax for a calendar quarter shall, no later than the last day of the month following the close of the calendar quarter, file with the tax administrator a statement of the tax owed for that calendar quarter and the basis for calculating the tax.

71. For the purpose of ascertaining the amount of Commercial Cannabis Business tax owed or verify any representations made by any taxpayer to the city in support of his or her calculation, proof of gross revenues (including but not limited to bookkeeping records,

State and Federal income tax returns, and other records relating to the gross receipts of the business) must be provided prior to obtaining or renewing a Commercial Cannabis Business tax certificate.

72. Quarterly after commencing operations, Applicant shall allow the City of Oxnard officials or their designees to have access to the business's books, records, accounts, together with any other data or documents relevant to its permitted commercial cannabis activities, for the purpose of conducting an audit or examination. Books, records, accounts, and any and all relevant data or documents will be produced no later than twenty-four (24) hours after receipt of the City's request, unless otherwise stipulated by the City. The City may require the materials to be submitted in an electronic format that is compatible with the City's software and hardware.

73. At all times during the life of the permit, Applicant shall pay all sales, use, business and other applicable taxes, and all license, registration, and other fees required under federal, state and local law. Each commercial cannabis business shall cooperate with the City with respect to any reasonable request to audit the Commercial Cannabis Business' books and records for the purpose of verifying compliance with this section, including but not limited to a verification of the amount of taxes required to be paid during any period.

74. The Applicant shall maintain accurate books and records in an electronic format, detailing all of the revenues and expenses of the business, and all of its assets and liabilities. On no less than an annual basis (at or before the time of the renewal of a Commercial Cannabis Business permit issued pursuant to Chapter 11, Article XVI, Section 11-476 of the Oxnard City Code), or at any time upon reasonable request of the City, each Commercial Cannabis Business shall file a sworn statement detailing the fiscal value of sales by the Commercial Cannabis Business during the previous twelve-month period (or shorter period based upon the timing of the request), provided on a per-month basis. The statement shall also include gross sales for each month, and all applicable taxes paid or due to be paid. On an annual basis, each owner and operator shall submit to the City a financial audit of the business's operations conducted by an independent certified public accountant. Each permittee shall be subject to a regulatory compliance review and financial audit as determined by the City Manager or his/her designee(s)

<u>Employee Work Permit</u>

75. Prior to issuance of a certificate of occupancy for the Commercial Cannabis Business, all employees are required to comply with Chapter 11, Article XVI, Section 11-455 of the Oxnard City Code which specifies the requirements for employees of cannabis operators; the Cannabis Employee Work Permit is required to be obtained from the City Licensing Department.

76. Cannabis Employee Permit Requirements shall comply with Chapter 11:
    a. Cannabis Employee Work Permit Application;
    b. Cannabis Employee Work Permit Fee $125.00, or as update by the City;
    c. Age and verification of applicant, copy of government ID required (must be at least 21 years of age);
    d. Investigation Questionnaire;
    e. Live Scan (fingerprinting and a recent photograph of the applicant); and
    f. A statement signed under penalty of perjury that the information is true and correct.

77. A Cannabis Employee Work Permit shall be valid for up to twelve (12) months from the date of certificate of occupancy and shall be renewed on an annual basis by the permittee/employer and all applicable employees. If a permit is issued for less than a 12-month basis, then the cost of such permit shall be adjusted on a pro-rata basis.

78. The Applicant and Commercial Cannabis Business employees will be issued a permit in the form of a personal identification card that shall be worn in a prominent and visible location. The identification card shall be maintained in good and readable condition at all times.

Employment Transfers

79. In the event a person changes employment from one Commercial Cannabis Business in the City to another, the work permit holder shall notify the applicable Department Head or his/her designee(s) in writing of the change within ten (10) days, or the work permit shall be suspended or revoked, and such person shall not be permitted to work at any Commercial Cannabis Business within the City.

Revocation of Employee Work Permit

80. The City may immediately revoke the commercial cannabis employee permit should the permit holder be convicted of a crime listed in Chapter 11, Article XVI, Section 11-455 of the Oxnard City Code or if facts become known to the City that the permit holder has engaged in activities showing that he or she has been convicted of a crime involving dishonesty.

Appeal of Employee Work Permit Revocation

81. The Applicant may appeal the denial or revocation of a commercial cannabis employee permit by filing a notice of appeal with the City Clerk within ten (10) days of the date the applicant received the notice of denial/ revocation. Revocation shall follow the provisions contained in Oxnard City Code Chapter 11.

POLICE CONDITIONS

Security Measures

82. The Applicant shall implement sufficient security measures to deter and prevent the unauthorized entrance into areas containing cannabis or cannabis products, and to deter and prevent the theft of cannabis or cannabis products at the Commercial Cannabis Business. Except as may otherwise be determined by the City Manager or his/her designee(s), these security measures shall include, but shall not be limited to, all of the following and are considered in addition to the Best Practices identified in the guidelines for issuance of a Cannabis Business Permit and/or conditions imposed as part of the land use permit approval.

83. An alarm system shall include intrusion, fire, and panic button components. The system shall be remotely monitored by a licensed alarm service provider. The burglar alarm system shall utilize dual technology sensors and be able to differentiate between human and non-human motion. These sensors shall be mounted throughout the premises and specifically include: Secured Lobby, Retail Area, Service Counter, Secured Storage Vault, Intake Area, Employee Break Area, Manager's Office, Corridor and the Roof.

84. An access control system and security personnel shall restrict access to the site to persons engaged directly with the permitted operations of the Commercial Cannabis Business.

85. Security personnel shall remove any person on or about the Commercial Cannabis Business who is not engaged directly with the permitted operations of the business.

86. Except for live growing plants which are being cultivated at a cultivation facility, all cannabis and cannabis products shall be stored in a secured and locked vault or vault equivalent. All safes and vaults shall be compliant with Underwriter Laboratories burglary-resistant and fire-resistant standards. All cannabis and cannabis products, including live plants that are being cultivated, shall be kept in a manner as to prevent diversion, theft, and loss.

87. A security camera system shall monitor activity inside and around the Commercial Cannabis Business. The system shall provide secure real-time access to the City Manager or his/her designee(s) of any and all cameras at the site. The system shall meet or exceed current industry standards. The system shall be reevaluated every five years on the anniversary of the issuance of the permit to ensure the system, software and equipment meets current industry standards. The Commercial Cannabis Business shall upgrade equipment within six-months of the reevaluation when findings have identified needed improvements or upgrades.

88. A security plan shall be approved by the Police Chief or his/her designee(s). The security plan shall include all elements of the alarm system, security camera system, and

access control system. The plan shall also include security policies, cash handling policies, security personnel post orders, and requirements for security patrols during hours the business is closed. The security plan is subject to review on the annual anniversary of the issuance of the permit. Should a deficiency in the plan be discovered through findings during an inspection, a theft event, an audit or other significant event where a flaw in the security plan failed to sufficiently capture or deter a theft, loss of product, or an injury the plan may be amended by the Police Chief or his/her designee(s).

89. Any bars installed on the windows or the doors of the Commercial Cannabis Business shall be installed only on the interior of the building.

90. Security personnel shall monitor premises in accordance with a security plan as authorized by the City Manager or his/her designee(s), and must have a verified response security patrol when closed. Security personnel must be licensed by the State of California Bureau of Security and Investigative Services personnel and shall be subject to the prior review and approval of the City Manager or his/her designee(s), with such approval not to be unreasonably withheld. Firearms may be carried by security personnel while they are on duty if authorized by the Police Chief.

91. Each Commercial Cannabis Business shall have the capability to remain secure during a power outage and shall ensure that all access doors are not solely controlled by an electronic access panel to ensure that locks are not released during a power outage.

92. Entrance areas are to be locked at all times and under the control of a designated responsible party that is either:
    a. An employee of the Commercial Cannabis Business; or
    b. A licensed security professional

93. Each Commercial Cannabis Business shall have an accounting software system in place to provide point of sale data as well as audit trails or both product and cash, where applicable.

94. Each Commercial Cannabis Business shall demonstrate to the Police Chief, City Manager or their designee(s) compliance with the state's track and trace system for cannabis and cannabis products, as soon as it is operational.

95. Each Commercial Cannabis Business shall have state of the art network security protocols in place to protect computer information and all digital data.

96. Exterior vegetation shall be planted, altered and maintained in a fashion that precludes its use as a hiding place for persons on the premises.

97. The Applicant shall identify a designated security representative/liaison to the City of Oxnard, who shall be reasonably available to meet with the City Manager or his/her

designee(s) regarding any security related measures or and operational issues. The designated security representative/liaison shall, on behalf of the Commercial Cannabis Business, annually maintain a copy of the current security plan on the premises of the business, to present to the City Manager or his/her designee(s) upon request that meets the following requirements:

a. Confirms that a designated Manager will be on duty during business hours and will be responsible for monitoring the behavior of employees.
b. Identifies all Managers of the Commercial Cannabis Business and their contact phone numbers.
c. Confirms that first aid supplies and operational fire extinguishers are located in the service areas and the Manager's office.
d. Confirms that burglar, fire, and panic alarms are operational and monitored by a licensed security company 24 hours a day, seven days a week, and provides contact information for each licensed security company.
e. Identify a sufficient number of licensed, interior and exterior security personnel who will monitor individuals inside and outside the Commercial Cannabis Business, the parking lot, and any adjacent property under the business' control.
f. Confirm that the licensed security personnel shall regularly monitor the parking lot and any adjacent property to ensure that these areas are: (i) free of individuals loitering or causing a disturbance; (ii) are cleared of employees and their vehicles one-half hour after closing.

98. The Applicant shall have a storage and transportation plan, which describes in detail the procedures for safely and securely storing and transporting all cannabis, cannabis products, and any currency. The storage and transportation plan shall be a confidential document that is intended to be reviewed and approved by the City Manager and his/her designee(s) and not available for public consumption.

99. The Applicant shall cooperate with the City whenever the City Manager or his/her designee(s) makes a request, without prior notice, to inspect or audit the effectiveness of any security plan or of any other requirement of this Article. Prevention Fire Inspectors shall be allowed access to audit buildings for Fire Life Safety concerns on a yearly basis or as determined necessary per the Fire Marshal.

100. The Applicant shall notify the Police Chief within twenty-four (24) hours after discovering any of the following:(Section 11.437 (E))

a. Significant discrepancies identified during inventory. The level of significance shall be determined by the regulations promulgated by the City Manager or his/her designee(s).
b. Diversion, theft, loss, or any criminal activity involving the Commercial Cannabis Business or any agent or employee of the Commercial Cannabis Business.
c. The loss or unauthorized alteration of records related to cannabis, customers or employees or agents of the Commercial Cannabis Business.
d. Any other breach of security.

101. The Applicant acknowledges compliance with the foregoing requirements shall be verified by the City Manager or his/her designee(s) prior to commencing business operations. The City Manager or his/her may supplement these security requirements once operations begin, subject to review by the City Manager if requested by the business owner.

102. The Applicant shall post in a location readily-visible to the public location the original copy of the Commercial Cannabis Business permit conditions of approval and the City issued business license.

103. The Applicant shall prohibit loitering by persons outside the facility both on the premises and within fifty (50) feet of the premises.

104. Prior to the establishment of any Commercial Cannabis Business or the operation of any such business, the employer intending to establish a Commercial Cannabis Business must first obtain all applicable planning, zoning, building, and other applicable permits from the relevant governmental agency which may be applicable to the zoning district in which such Commercial Cannabis Business intends to establish and to operate.

105. The Applicant acknowledges no person shall cause or permit the sale, dispensing, or consumption of alcoholic beverages on or about the premises of the Commercial Cannabis Business.

106. The Applicant acknowledges no person shall cause or permit the sale or tobacco products on or about the premises of the Commercial Cannabis Business.

107. Prior to beginning employment all employees are required to secure and have issued a background check and passed a live scan through the Police Department as specified in Chapter 11, Article XVII of the Oxnard City Code. Results of the background check/live scan shall be provided to the employee and employer(s).

108. Inbound and outbound shipping of product and/or cash shall only occur during daylight hours. Deliveries and departure times of product and/or cash shall be irregular and maintained as a confidential matter known only to those persons who have a need to know.

109. No signage, graphic or symbol displayed visible outside the building shall show that the site is a cannabis business unless the specific sign, graphic or symbol is jointly approved by the Planning Manager and the Chief of Police or their designees.

Exterior Lighting

110. A condition of approval requires compliance with the Outdoor Lighting Code & Guideline Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
    a. Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:
    b. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
    c. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to on 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque to keep light from shining directly up.
    d. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.

111. Exterior lighting of the site including parking areas shall be between 1 and 7-foot candles and shall be in harmony with existing adjacent lighting schemes.

112. All exterior lighting shall operate from dusk to dawn.

113. LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).

114. Lighting instruments shall be full cut-off and installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians.

115. Outdoor lighting instruments shall not be placed in close proximity of parking lot 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.

116. Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This plan shall include all outdoor areas as well as the parking facility.

This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above any walking/driving surface. This plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits.

117. Safe Room construction shall consist of the below minimum features:
   a. Concrete or CMU wall or walls and/or
   b. Wood or steel stud constructed walls and ceiling wrapped with a metal mesh enveloped under drywall surfacing. Metal mesh shall have a minimum weight of .45 lbs. per sq. ft. and be opened spaced no more than 76%.
   c. Other than doors, openings in the metal mesh walls shall not be larger than 12-inches square to provide HVAC ventilation and similar mechanical access.
   d. Each door and window shall have callouts on plans identifying their size and design features.
   e. Any service windows shall be constructed with a securable metal door or plate and have a vertical opening no taller than 12-inches.

118. Retail sites shall install security glass or interior mounted roll-up security screens for each window.. Design, placement and exceptions shall be approved by Planning and Police prior to the issuance of Building Permits.

Operations and Inspections

119. The permittee is authorized to operate the commercial cannabis retail business license between the hours of 9:00 a.m. to 9:00 p.m, subject to lighting requirements of these conditions.

120. Cash handling procedures shall be approved by the police chief or his/her designee.

121. Except for live growing plants which are being cultivated at a cultivation facility, all cannabis and cannabis products shall be stored in a secured and locked vault or vault equivalent. All safes and vaults shall be compliant with Underwriter Laboratories burglary-resistant and fire-resistant standards. All cannabis and cannabis products, including live plants that are being cultivated, shall be kept in a manner as to prevent diversion, theft, and loss.

122. A security camera system shall monitor activity inside and around the Commercial Cannabis Business. The system shall provide secure real-time access to the City Manager or his/her designee(s) of any and all cameras at the site. The system shall meet or exceed current industry standards. The system shall be reevaluated every five years on the anniversary of the issuance of the permit to ensure the system, software and equipment meets current industry standards. The Commercial Cannabis Business shall upgrade equipment within six-months of the reevaluation when findings have identified needed improvements or upgrades.

123. The business shall have the capability to remain secure during a power outage and shall ensure that all access doors are not solely controlled by an electronic access panel to ensure that locks are not released during a power outage.

124. Each Commercial Cannabis Business shall have an accounting software system in place to provide point of sale data as well as audit trails or both product and cash, where applicable.

125. Each Commercial Cannabis Business shall demonstrate to the Police Chief, City Manager or their designee(s) compliance with the state's track and trace system for cannabis and cannabis products, as soon as it is operational.

126. Each Commercial Cannabis Business shall have state of the art network security protocols in place to protect computer information and all digital data.

127. Exterior vegetation shall be planted, altered and maintained in a fashion that precludes its use as a hiding place for persons on the premises.

128. Scheduled and unscheduled inspections of the site may occur during the business' authorized hours of operation, or under the below listed circumstances:
    a. At a time while the business is closed that is mutually agreed to by the business' management and the Police Department
    b. During any criminal investigation at the business.

129. The Applicant acknowledges compliance with the foregoing requirements shall be verified by the City Manager or his/her designee(s) prior to commencing business operations. The City Manager or his/her may supplement these security requirements once operations begin, subject to review by the City Manager if requested by the business owner.

130. The Applicant shall post in a location readily-visible to the public location the original copy of the Commercial Cannabis Business permit conditions of approval and the City issued business license.

131. Prior to beginning employment all employees are required to secure and have issued a background check and passed a live scan through the Police Department as specified in Chapter 11, Article XVII of the Oxnard City Code. Results of the background check/live scan shall be provided to the employee and employer(s).

<u>Retail Cannabis Conditions</u>

132. Each customer entering the business shall present a valid form of government issued photo identification. A staff member or licensed security professional shall use an approved "identification card scanner" which verifies the age of the customer. The

security officer will also visually confirm that the person presenting the identification card by matching the person with the card's photo and confirming other data on the card.

133. The permittee shall acquire an "identification card scanner" for use by security officers to screen all customers as they enter the business. These scanners shall have these features:
   a. Determine that the person is legal age to enter the premises.
   b. Records the data from the presented identification including name, address, and date of birth and the time and date of the scan.

Security Camera System

134. A security camera system shall be installed and operated 24-hours a day to monitor the activity at the site. The system shall be designed to capture images of all persons and all vehicles that enter the site. Cameras shall also be distributed throughout the site to capture general activities. The camera system shall comply with these minimum standards:
   a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Grayscale images are expected for infra-red lighting.
   b. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
   c. Cameras shall have low light capability to facilitate the later identify persons involved in criminal or problem activities.
   d. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
   e. The video system shall allow recording, live viewing and playback of recorded video for a period of a period of at least 30 days.
   f. Recorded images shall bear a date and time stamp that cannot be altered.
   g. All entry doorways to the premises shall be monitored by a camera or cameras that are strategically mounted to capture quality images of the heads and shoulders of persons who enter. Such cameras shall be mounted no higher than 7-feet above the floor/ground.
   h. At least one camera shall be dedicated to the point of sale, or equivalent as determined by the Police Chief, to monitor the exchange of money and identification checks for age.
   i. A monitor shall be placed near the primary entrance to the business to show patrons their image has been captured.
   j. Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.
   k. Site management shall provide in a timely manner any digital records of security camera or access control systems requested pursuant to a police investigation or for the periodic inspection of equipment required under these conditions.
   l. The video system shall be made available to the Chief of Police or his/her designee at all times by means of a secure Internet connection.
   m. Height gauges are required on the interior frame of each exterior door

n. A high definition cloud based-video security system shall be used with a required 90 day tamper proof hard drive or software system pursuant to BCC 5044. System will be remotely accessible by the Chief of Police or his designee at all times. Prior to 90 days, no video will be erased without prior approval from the Chief of Police. At no time shall the business be open if the security system is down regardless of the presence of armed security guards.
o. Cameras shall be mounted outside the business to monitor pedestrian and vehicular traffic around the business. Where possible and practical, cameras will be positioned to capture the faces of persons approaching the business and the license plates of vehicles driving on parking area drive aisles.

Access Control Systems

135. The site shall be equipped with an access control system that shall restrict access throughout the site.
   a. The access control system shall have the capability to add, subtract or modify a cardholder's access.
   b. Access to various areas or rooms within the site will be restricted based on the cardholder's need for access according to the business plan and the security plan.
   c. The primary entry to the site shall be controlled by a card or similar instrument coupled with a keypad to provide entry. A keypad entry will be required for the first access of each business day. Each employee authorized for "opening" entry shall have their own access and their own emergency code.
   d. Access to interior "safe rooms" where product and cash are stored shall require keypad and pass card to enter.
   e. Those persons authorized to utilize keypad entry locations will have two passcodes unique for their use. One passcode for normal entry and one for "distress" entry. The "distress" entry shall be used if the cardholder is entering under distress such as a robbery, kidnap or threat of harm. Permittee shall coordinate with the alarm service provider for this function.
   f. An access card providing universal access to the site shall be provided to the Oxnard Fire Department for placement in the site Knox Box.

Alarm Systems

136. Intrusion/burglar alarms shall be "dual" technology and have the capability to differentiate between human and non-human motion. Sensor placement shall be in accordance with the business' approved Security Plan.

137. Panic alarms shall be installed at various sites within the business to be used in the event of a robbery. Alarm button placement shall be in accordance with the business' approved Security Plan.

Security Site Plan

138. A Security Site Plan in a pdf format shall be submitted to the Chief of Police or his or her designee and approved prior to the issuance of building permits. The plan shall include:
    a. The plan shall identify the location of each security camera, camera recording/support equipment, all elements of an access control system, and any safe or secure room or rooms designed to maintain valuable assets or records.
    b. The plan shall include a chart shall identify each camera by an alpha-numeric, the scope of their capture area, placement of the camera above the floor/ground, make and model of the instrument, type of camera (dome, PTZ, etc.).
    c. The plan shall identify any area which is served by an intrusion/burglary alarm system.
    d. The plan shall identify the location of each panic alarm installation.
    e. The Security Site Plan shall identify all the components of the access control system, their location and a chart that identifies each instrument with an alpha-numeric with the device name, make and model.

139. The Security Plan includes all matters relating to the security camera system, access control system, alarm system, security officer post orders, security site plan and other documents related to the safe and secure operation regulated under this permit. An updated Security Plan in a pdf format shall be submitted to the Police Department to specialprojects@oxnardpd.org under any of the below circumstances:
    a. Any modification to the site that changes the location of walls, doors or windows.
    b. Any system upgrades or significant changes to the security camera or access control systems.
    c. Or, when deemed appropriate by the Chief of Police or his or her designee based on security deficiencies discovered during any inspection of the site or any violation of the conditions of this permit.

140. Any component of the security system including all elements of the alarm, camera and access control systems are subject to replacement, upgrades, adjustments or additions should any of these circumstances occur:
    a. Equipment is outdated and not up to current industry standards or formats.
    b. Or, through the oversight process exercised by the City of Oxnard or the State of California, deficiencies are discovered in the security and monitoring equipment which can be addressed through the adjustment or addition of security equipment.

141. The permittee shall create and maintain Post Orders for security officers working at the site. Post Orders shall be a "living document" and shall be subject to change based on operational experiences, noted deficiencies, and recommendations by the Oxnard Police Department. These orders shall outline the following:
    a. Specific duties and responsibilities for each security officer.

b. Procedures security officers shall follow during normal operations, emergency circumstances and when a crime is discovered.
c. Post orders shall delineate activities that security officers shall not perform as they distract or interfere from their security role.
d. Post Orders shall be identified by the last approved revision date and shall include the approval of the permittee and a designee from the Oxnard Police Department. Each updated revision shall be reviewed and acknowledged by each security officer working the site.
e. The Post Orders shall be reviewed and approved by the Oxnard Police Department prior to the issuance of the permit and shall be subject to revision as part of any inspection.
f. A copy of the current approved version of the Post Orders shall be available on-site for review by any security officer assigned at the site or any representative of the City of Oxnard visiting the site.

Notifications

142. The permittee shall establish and maintain the following to facilitate communication and notifications between the permittee and the Oxnard Police Department:
a. Identify two management level employees as points of contact 24-hours a day, 7-days a week available to respond to the site in the event of an emergency or unlawful entry at the site.
b. A designated email address for the Oxnard Police Department to use for notifications pertaining to the business.
c. The management "points of contact" and the email address for notifications shall be provided by an email to: specialprojects@oxnardpd.org and shall include the names of the point of contact managers, their positions within the business and their phone numbers.
d. The Oxnard Police Department may establish additional staff members as points of contact for the permittee.

143. The Police Chief may temporarily suspend this permit pending a hearing as outlined in Article V of the Oxnard City Ordinance under any of the below circumstances:
a. Discovery of any controlled substance or product classified in Schedules I, II, III and IV of the Uniform Controlled Substances Act of the Health and Safety Code and not identified as being permitted at the site within the scope of this permit or an authorizing permit issued by the State of California.
b. Failure to maintain security features at or above industry standards, failure to correct security deficiencies required in these conditions in a timely manner, and/or failure to accurately or timely report a loss or theft of product as required under this permit.
c. Any sales or transfer of cannabis products outside the restrictions, regulations and tracking mechanisms established through this permit or related cannabis permits issued by the State of California.

144. Bollards or similar barriers shall be placed in front of all windows that the bottom sill is lower than 30-inches above grade and the windows are in close proximity to a vehicle driving surface. Gaps between barriers or other structural features shall be no wider than 5-feet. These barriers shall be identified on the Security Site Plan.

145. All applications of window tinting shall be identified on submitted security site plans. "Black-out" tinting will not be allowed. Tinting that provides for clear outward viewing but blocks viewing from the outside is allowable.

146. Windows shall be protected by either of the following technologies:
   a. Interior mounted security screens that are 50% see through which allows the interior of the business to be seen during hours where the screen is secured.
   b. A transparent material that can withstand the impact of a sledge hammer or similar impact tool without breaching the window sufficiently to create a puncture hole of any size.

147. All signage for the site shall require joint approval from authorized designees of the Planning Division and the Police Department.

<u>Cannabis Deliveries</u>

148. All deliveries of cannabis shall require the following:
   a. The persons making the delivery shall be a minimum of 21-years of age.
   b. Cannabis products for delivery shall be locked in the truck of the vehicle or secured in a non-portable box or storage unit in the passenger compartment during transport.
   c. Each driver making a cannabis delivery shall check the identification of the person depicted on the identification is of age and is the person receiving the delivery. The driver shall ensure the recipient of the cannabis product is 21-years of age, or 18 years of age and possess a cannabis medical card. The driver shall photograph or scan the identification using an identification scanner to record and verify the age of the person taking record of the delivery.
   d. The permittee shall provide information on any website menu that clearly states that all deliveries that include cannabis will require the recipient of the cannabis products to present their government photo identification as proof of age. Recommended language for on-line menus: " The City of Oxnard required the delivery driver to photograph and scan a government issued photo identification of the recipient of all deliveries of cannabis products.
   e. The permittee shall require that staff members taking phone orders for delivery of cannabis products shall advise customers of the requirements under subsection "(c)" of this condition.
   f. On-line orders for delivery which include cannabis products shall have a check box where the customer acknowledges that the recipient of the order must show a government issued photo identification at the time of delivery.

Police Special Conditions

149. The unit's address "1015" shall be painted on the exterior of each rear door of the business in numerals that are 3-inches in height.

150. The unit's address "1015" Shall be painted on the roof of the business in numerals that are 3-feet in height.

151. The property shall have and maintain at each vehicle entrance signs posted pursuant to 22658(a) CVC to prohibit unauthorized parking on private property.

152. One parking stall at the rear of the business shall be dedicated to applicant's use for delivery vehicle parking only. The stall shall be in close proximity to the rear door of the business and shall be clearly marked with a sign posted on the wall. The sign shall be no less than 17-inches by 22-inches and the lettering shall be not less than one inch in height. The sign shall state: "Authorized Delivery Vehicle Parking Only All Others Subject To Tow Away. 22658(a) CVC.

153. Cannabis retailers shall participate in Police Department and Community drug awareness and educational programs. This participation may include but not be limited to the circulation of informational flyers, staff training opportunities, and DUI educational materials.

FIRE DEPARTMENT STANDARD CONDITIONS

154. Applicant shall construct all vehicle access driveways on the project property to be at least 26 feet wide. The Applicant shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. The Applicant shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, F-1)

155. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, F-2)

156. Before the City issues building permits, the Applicant shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, F-3)

157. At the Applicant's expense, Applicant 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. The Applicant shall obtain permits for the tests from the Engineering Division.

Applicant shall send the results of the tests to the Fire Chief and the City Engineer. (FD/DS, F-4)

158. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, F-5)

159. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)

160. At all times during construction, the Applicant shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for fire fighting apparatus to all parts of the project property. (FD/DS, F-7)

161. The Applicant shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)

162. The Applicant 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. (FD/PD, F-9)

163. The applicant shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, F-10)

164. 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. (FD, F-11)

165. The Applicant shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, F-12)

166. The Applicant shall install in each structure in the project a detection/alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and allows the central station monitor to inform the Fire Department of the point of entry into the structure that is nearest the fire. (FD, F-13)

167. The Applicant shall install in each structure in the project where automatic fire sprinklers are installed a system that automatically opens the skylights in areas affected by fire before the fire sprinklers are activated. (FD, F-14)

168. All signalized intersections shall be equipped with pre-emption equipment. (FD/TR, F-15)

169. The Applicant 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, Applicant shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, F-16)

170. Fire sprinkler coverage is required for:
    a. Patios, overhangs or any other projections that are 48" or more from the structure.
    b. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
    c. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.

171. Before the city issues a certificate of occupancy, the Applicant shall install a Knox key vault at a location to be determined by the Fire Department.

172. The Applicant shall allow installation of public safety radio equipment in the tower, steeple, roof or other elevated portion of the building. Such equipment shall not conflict with the architectural design of the building and shall comply with zoning and planning requirements and conditions.

173. The Applicant shall provide the City Manager or his/her designee(s) with the name, telephone number (both landline and mobile, if available) of an on-site employee or owner to whom emergency notice can be provided at any hour of the day. Each commercial cannabis business must have a fire evacuation plan, and plan to address robberies and other emergencies. Said plan shall be reviewed and approved annually by the Fire Department.

ENVIRONMENTAL RESOURCES DIVISION

174. Applicant shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Applicant shall arrange for self-hauling.

175. FOR COMMERCIAL/INDUSTRIAL PROJECTS: To be in compliance with state law, Applicant shall make provisions to divert a minimum of 50%, with an aim of diverting 75% to achieve the new state diversion goal, of the waste material generated during occupancy through source reduction, recycling, reuse, and organics collection programs. Applicant shall submit an " Environmental Resources Division Occupancy Plan" ("Occupancy Plan") to the City's Environmental Resources Division. The Occupancy Plan must clearly state how recyclable and organic material will be managed on site to be in compliance with applicable state law, including what service provider(s) will manage/transport materials to appropriate facilities. An Occupancy Plan must be submitted and approved prior to issuance of a certificate of occupancy.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

176. 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)

177. Developer shall install on-site and off-site electric, cable, telephone and similar utility service laterals underground in accordance with City ordinances in effect at the time City issues a building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)

178. 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)

179. 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)

180. Developer shall pay the cost of all inspections of on site and off site improvements. (DS-22)

181. Developer shall be responsible for all project related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)

182. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)

183. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

184. Developer shall verify that the existing sanitary sewer and water services are adequately sized to serve the proposed improvements and provide the information on the improvement plans. (DS)

185. Show all applicable existing and proposed utilities (sewer, water, storm, gas, electrical) affected by the proposed improvement on the site engineering plan. (DS)

186. The project shall comply with the latest California Building Code disabled access requirements. (DS)

187. Developer to verify that the running slope of each curb ramp at the existing driveway approaches on West Wooley Road and South Harbor Service Road not exceed 8.33 percent running slope. Unless directed otherwise by City Engineer, the Developer to installed surface-applied Americans with Disabilities Act (ADA) tiles by Armor-Tile Tactile Systems or approved equal at these curb existing ramps. (DS)

188. Developer shall remove the newspaper stand/rack located at the curb ramp landing at the south-west corner of the project site. (DS)

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 13th day of January 2022.

_____
Daniel Chavez, Jr., 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 this 13th day of January 2022, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

_____
Scott Kolwitz, Secretary

Attachment

J. Public Comment Letters

Lai, Dee <dee.lai@oxnard.org>

[Ask Planning Action] Mandalay/Oxnard Shores

1 message

Dan Nicholas <dannichola@gmail.com> Sat, Nov 20, 2021 at 1:24 PM
To: bert.perello@oxnard.org, Planning@oxnard.org

Greeting Mr. Perello and others as required,

My name is Dan Nicholas and I am a resident on Terramar Way in Oxnard Shores. I would like to address some issues we currently face in our small beach community.

Pot Shop:

As you know, there is a proposal to have a "Pot Shop" operation at the small strip mall on Harbor and Wooley. This location serves as the communities main-street with a liquor/convenience store, a restaurant (with a full bar), and a local brewery. These businesses coexist nicely with the pizza company, surf shop, bakery and other service vendors. It is currently a nice mix of businesses that we support as members of this community.

Adding a Pot Shop to this mix is not stuff made of a caring and responsible Chamber of Commerce. It will house the largest centralized store front and square footage making it the cornerstone of the mall, not to mention it will be open a staggering 7 days a week from 9am to 9pm. In a meeting with the owners last week, they exclaimed that they will have security....What? So you're telling me we now need a security guard? For what? What do we need protection from? What can go wrong? We certainly do not need security now.

This shop needs to be moved to a larger mall or a location consistent with "medical treatment" as they state, not in a small family community that has few local options for entertainment we can walk to..

Oxnard Airport:

This issue is unbelievable to me. We have been here over eight years and we are still fighting with the airport for over-flying our homes. I have called repeatedly for them to turn over the fields instead of our homes. It makes sense, right? But with the thousands of complaints and committees meeting with airport authorities, nothing has been resolved. They have thumbed their noses at us and the city as this is still unresolved. Now there is a runway expansion and no one will tell us why.

Mr. Perello, these are serious community issues facing our district and we need serious city officials to fight for the welfare of our tranquil beach community.

Please feel free to call me to discuss any of the aforementioned issues.

Regards,
Dan Nicholas
Veteran, USAF
818.631.6103

Coyotl, Jose <jose.coyotl@oxnard.org>

Fwd: Why here? Marijuana store Oxnard Shores

---------- Forwarded message ---------
From: **David Runyan** <derunyan@earthlink.net>
Date: Sun, Nov 7, 2021 at 1:49 PM
Subject: Why here? Marijuana store Oxnard Shores
To: <john.zaragoza@oxnard.org>, <bryan.macdonald@oxnard.org>, <gabe.teran@oxnard.org>, <oscar.madrigal@oxnard.org>, <gabriela.basua@oxnard.org>, <vianeyforoxnard@gmail.com>

Dear Oxnard City Council:

It has come to our attention that you are approving a Marijuana store for our Oxnard Shores Shopping Center. Our home of over 25 years is located in the Shores neighborhood about 600 feet from this strip mall. We are a small close knit community at the Shores. As you may or may not be aware of there are many homeless living in the dunes near our neighborhood as well as many homeless in the Ventura camp not far away. These folks frequently ride bikes or walk through our neighborhood, even camping between houses and even forcing homeowners to lock their water faucets.

The majority of our neighbors are in their retirement ages and enjoy walking in the neighborhood, it is inconsiderate for our City Council to burden our tax paying residents so that they feel uncomfortable being approached or even mugged by people who have no stake in our community.

There have been numerous break ins to cars and property in the Shores and Silver Strand neighborhoods according to Oxnard police department records. We have always been a community oriented neighborhood and appreciate the help from our police department

For these reasons we rightfully DO NOT want any business that might be a reason for increasing crime in our neighborhood in order to get money to buy marijuana in our close, easy in and out, neighborhood shopping mall.

We realize that revenue from these businesses might be helpful to raise revenue however our tax dollars support the police, fire and all support for our wonderful city of Oxnard. Any revenue that the City of Oxnard would receive from this type of business is selling our neighborhood short. Therefore we ask that you refuse this type of business in our Oxnard Shores community.

Respectfully,

Debra Kelly

Dlkelly1@earthlink.net

David Runyan

derunyan@earthlink.net

Oxnard Shores resident for over 25 years.

Coyotl, Jose <jose.coyotl@oxnard.org>

Re: [Ask Planning Action] New Pot Shot

1 message

Lai, Dee <dee.lai@oxnard.org> Fri, Nov 19, 2021 at 11:24 AM
To: Judith Greenstate <greenstatej@yahoo.com>
Cc: Jose Coyotl <jose.coyotl@oxnard.org>

Hi Judith,
Thank you for your email. I am copying the planner Jose Coyotl to follow up with you.
Regards,

Dee Lai | Administrative Secretary III
Community Development Department
214 S C Street | Oxnard, CA 93030
O: 805.385.7878
www.oxnard.org

We welcome you back to the Service Center!

Our doors are opened to the public from 8:00 a.m. to NOON, Monday through Thursday and on our open Fridays. Online services remain available through our online portal at www.oxnard.org/planning

- General inquiries should be sent via email to Planning@oxnard.org.
- For new applications, email us at planning@oxnard.org. Large projects can be shipped with prior authorization. Smaller projects may be submitted via email.
- For existing applications, contact your assigned Case Planner by direct email.

When visiting the Service Center, please wear a mask and observe social distancing guidelines until further notice.

On Fri, Nov 19, 2021 at 11:15 AM 'Judith Greenstate' via Planning <planning@oxnard.org> wrote:

> Please consider our Neighborhood objection to granting
> a permit to the Pot Shop.
> It doesn't belong in our small neighborhood shopping area !
> Thank you for your consideration!
> Judith Greenstate
> 5141 Neptune Square
> Oxnard , 93035
> 805-9851786
> Sent from my iPad

JOSE COYOL
CITY OF OXNARD
214 S. E STREET
OXNARD, CA 93030

RE: 1015 HARBOR BLVD.

I AM 100% OPPOSED TO THE CANNABIS RETAIL STORE PROPOSED AT THE NEIGHBORHOOD SHOPPING CENTER.

NEVER SAW OR READ PUBLIC HEARING NOTICE OF PROPOSED ORDINANCE AMENDMENT, I AM DISAPPOINTED THE CANNABIS ORDINANCE WAS PASSED DURING THE PANDEMIC. I WOULD HAVE BEEN 100% OPPOSED TO MODIFYING THE CITY CODE TO ALLOW POT SHOPS.

I VOTED FOR MEASURE E. NEVER BEFORE HAVE I SUPPORTED TAXING MYSELF. I DID SO TO PREVENT THE CITY FROM GOING AFTER TAX REVENUE THAT HURTS IT'S CITIZENS. I FEEL BETRAYED. NEVER, EVER, WILL I VOTE FOR A CITY TAX, AGAIN.

THE CITY IS BROKE, DUE TO INEPT PAST LEADERS AND COUNCIL, DUE TO THEIR INCOMPETENCE, THE CITIZENS OF OXNARD MUST PAY, BY ALLOWING HARMFUL USES INTO RESIDENTIAL ZONES (25' AWAY), AND INCOMPATIBLE USES.

I HAVE CONCERNS REGARDING: POT ADVERTISEMENT. CURRENTLY, PROP 64 WAS APPROVED TO SHIELD KIDS FROM POT ADVERTISEMENT. VOTER APPROVED 2016, BAN ADS AIMED AT KIDS. THE CANNABIS INDUSTRY FOUND A LOOPHOLE TO PLACE BILLBOARDS ALONG FREEWAYS. WITH POT ADS. CURRENTLY, THE ADS LINE HIGHWAY 101 AND HARBOR AND OXNARD BOULEVARD. CITY STAFF CONDITION PROJECT TO REMOVE ADS BEFORE ANY APPROVAL. IF THE BILLBOARDS ARE IN COUNTY, GET WITH COUNTY. DO YOUR JOBS!

SECURITY- ARMED GUARDS, LA TIME, LA WEEKLY, FORBES ARTICLES DETAIL ARMED ROBBERIES AND BURGLARIES OF POT STORES. SMASH AND GRABS. I PREDICT A SHOOTOUT BETWEEN ARMED GUARD AND ROBBERS, WITH AN INNOCENT BYSTANDER SHOT.

I WATCHED/READ WITH GREAT CONCERN THE APPROVAL OF POT SHOP AT THE ROSE. THE CITY WOULD RATHER HURT ITS KIDS, WITH WEED SHOPS, RATHER BURLINGTON COATS. IT SURE APPEARED TO ME, CITY STAFF + ATTORNEY, BIAS PROPONENTS FOR POT SHOP. IN CHINA THEIR KIDS LEARN STEM. OUR KIDS' INUNDATED WITH BAD CHOICES.

THEME- POT SHOPS ARE CONCENTRATED, SMALL TOWN. OUR WEED SHOPS SPREAD OUT. SLOW POLICE RESPONSE. POLICE SUPPORT POT SHOPS = JOB SECURITY. REASONS TO HIRE MORE POLICE OFFICERS. I SUPPORT MORE POLICE, NO to POT.

HOLISTIC- BULL. RUB CBD LOTION AND OIL. POT IS HARMFUL SMOKE. MY NEXT DOOR NEIGHBOR SMOKES WEED. SECOND HAND SMOKE IS TOXIC. SMELLS LIKE SKUNK. YOUNG AND OLD PARK AT BEACH, (5TH + MANDALAY BEACH) SMOKE WEED FOR HOURS. THEN DRIVE OUR SMALL RESIDENTIAL STREETS, FILLED WITH DOG WALKERS, KIDS, BICYCLISTS, RUNNERS) UNDER THE INFLUENCE OF DRUGS + BEER. WEED COULD LEAD TO HARDER DRUGS, FENTANAL DEATHS.

OUR KIDS - WE HAVE 5 KIDS THAT ARE HOME SCHOOLED WITHIN 100 FEET OF THE PROPOSED SHOP/SHOPPING CENTER. THE KIDS AND PARENTS, TAKE RECESS AND WALK TO STORES IN SHOPPING CENTER FOR A TREAT. DONUTS, DRINKS AND ICE CREAM. NOW, THEY'LL HAVE TO NAVIGATE AROUND A WEED SHOP.

CURRENT SHOPPING CENTER CONCERNS - HOMELESS LIVE IN SURROUNDING DUNES ALONG 5TH, HARBOR AND WOOLEY. THEY FREQUENT OUR LITTLE SHOPPING CENTER. CAMP AT LAUNDROMAT, PANHANDLE FOR BEER MONEY AT LIQUOR STORE. SLEEP IN ANY SPOT THEY FIND ON SHOPPING CENTER GROUNDS. THEY ALSO CAMP ON NICE BENCHES, TO EAT + VISIT, TAKEN OVER RIGHT IN FRONT OF PROPOSED HOLISTIC CENTER (HX) CONDITION - REMOVE BENCH/NO LOITER!

THE CITY IS BROKE. ONCE AGAIN, OXNARD CITIZENS BAILED THE CITY OUT. ONLY TO BE STABBED IN BACK BY POLITICIANS AND LEADERSHIP. I URGE DISTRICT 1 BERT PERILLO, VOTE NO, AND THE OTHER COUNCIL. DON'T SHOW OUR YOUTH POT IS OKAY MAKE IT INVISIBLE TO KIDS NO ADVERTISING. PLANNING COMMISSION PLEASE VOTE NO.

THE POT INDUSTRY IS NOT THE CITY'S FRIEND. THEY ARE GETTING FOOT IN DOOR. IGNORE AND LOOK FOR LOOPHOLES ON RULES MADE FOR THEM. POT INDUSTRY AGREED TO A CALIFORNIA TAX, OF COURSE, THEY AGREED TO ALL RULES TO GET IN, NOW, THEY'LL FIGHT ALL RULES AND IGNORE OTHERS. FIGHTING THE TAXES THEY OWE, THEY AGREED TO.

DON'T SELL OUT YOUR CITIZENS, YOU'LL HAVE TO LIVE WITH RESULTS, THE HEADLINES YOU'LL BE RESPONSIBLE FOR, ON YOUR HANDS, VOTE NO, COUNCIL, ON POT SHOPS IN RESIDENTIAL NEIGHBORHOODS.

Michael Smith

MICHAEL SMITH -
5105 BREAKWATER WAY
OXNARD, CA 93035
(805) 444.6904

Coyotl, Jose <jose.coyotl@oxnard.org>

Planning Commission

1 message

Depietro, T J <t.j.depietro@lmco.com> Mon, Nov 22, 2021 at 6:41 AM
To: "jose.coyotl@oxnard.org" <jose.coyotl@oxnard.org>

Jose,

Can you please add me to the interest list or the Planning Commission meeting to discuss the dispensary planned to be located in the shores off harbor blvd?

A couple of points for consideration;

1. Of the ~12000 housing units in the shores, ~9900 are occupied at any time. Of those ~5800 are owner-occupied with 4100 renter occupied. The avg household size is 3. Based on that;
    a. A significant number of owners are not in residence, using the properties part-time. Many live part-time out of state. When the City sends out meeting notices to discuss this development, such as the workshop that took place this month, many of us did not get the notice until AFTER the meeting was complete and as such could not express our opinion in the open forum
    b. Most us the owner HAD NO IDEA of the plans to build a dispensary. The only reason I even knew about it is that a neighbor put up signs advising us.
    c. The applicant, at the workshop, stated that they had spoken to “90 residents” and that the response was “positive” to their development. Regardless of the fact they had no evidence of this, looking at the numbers above (9900 residences occupied by 3 people ea. Or 29700 people), they “canvassed” only 0.3% of residences. This appears to be a half-hearted attempt at being able to say that they did due diligence. They did not and frankly neither did the city in attempting to advise owners
2. Ordinance 2994 Sec 11-457(f) states that the City Manager reserves the right to reject an application if it is determined that it would be in the best interests of the city taking into account the “health, safety, and welfare impacts on the community”
    a. I would like to suggest, as an owner on Outrigger Way, that it is NOT supportive of the health and welfare of the community to have this establishment in the location proposed. This is a spot where every morning, elderly people walk their dogs and meet at the bakery for coffee. It is a place where mothers walk their kids to get donuts and where kids wait to take the bus to school. It is not in any way typical of the areas where a prudent city manager would consider a dispensary.
    b. In addition, it is an area where neighbors are incredibly vigilant of what goes on in the area. I guarantee a dispensary in this area will lead to MANY calls to the city and to the police at all hour of the night as neighbors keep an eye on the goings on. Heck, if I forget to put out my trash someone comes to tell me!
    c. This is now one of the most expensive areas in Oxnard. One would think the city would like to see that growth continue without negatively impacting property values and angering the voters with the means and time to support campaigns of their choice. For one, my choice will be a complete overhaul of the current administration should they support this.
3. Ordinance 2944, Sec 11-473 states that the location must be served by highways of adequate width and improved as necessary to carry the kind of traffic that such use shall generate. That location as you know if fronted not by Harbor blvd., but by S. Harbor Service Blvd. A very narrow road that can barely handle 2 cars at once. West Wolley Road, the other road adjacent to the property will already be overwhelmed by the population of the new condo development on that corner.

In nay case. Id like an invitation to the Planning meeting to discuss. Email is preferred as snail-mail is not getting these notices to us in time to participate.

Thanks

T.J. De Pietro

IT Director – Aero Engineering, Business, & Advanced Development

Lockheed-Martin Aeronautics Company

Lai, Dee <dee.lai@oxnard.org>

[Ask Planning Action] Permit # 21-516-24 Oxnard Shores commercial cannabis retail at Harbor and Woolley rd

1 message

'yc bagnay' via Planning <planning@oxnard.org> Wed, Dec 8, 2021 at 1:13 PM
Reply-To: bagnay@yahoo.com
To: bert.perello@oxnard.org, planning@oxnard.org

I'm a concerned homeowner of the Oxnard Shores community. I am against the opening of a Cannabis Retail Permit # 21-516-24 in my residential neighborhood.

We already have a liquor store, a brewery, a bakery (mainly doughnuts) and pizza place in the approx 7 storefront shopping center. As is, I am hesitant to walk my dog there in the evening, due to the boisterous people hanging out outside, the storefronts and smoking. I have to walk around quite a few people laying on the sidewalk, early in the morning, and have to walk around angrily shouting people (they seem homeless, and not in their right mind. I see people walking around drunkenly, and have also noticed parked cars at the beach areas where the smell of cannabis smoke wafts through the open window. Or sitting at a beach/ oxnard park bench. These people are using illegally, and will be driving home under the influence. Harbor Boulevard has become so busy, also the harbor blvd/wooley intersecition is dangerous, due to the parallel service road. Nobody seems to know what the rules are, for pedestrians, nor cars coming from the service road. I can just imagine with more traffic coming.

I voted for Cannibis, however the storefronts need to be in large shopping centers, where people go to shop, get in the car, and take their purchases home. This area is just a small community, with plenty of cannibis retail stores just within 3-5 miles in Port Hueneme. I understand we are considered Oxnard, however I think it needs to be taken in consideration how many of these shops there need to be within a certain radius.

I am also disappointed that you would allow this TD Enterprise, a corporation who is not even a local resident. It would be nice if we could get local business owners. When I saw the sign for a Tacos selling sign up at that address, I thought a little mexican food place would be good, since they've been parking mexican food trucks near there. Was I surprised with that deceiving advertisement to realize it was going to be a Cannabis retail!!

Please do not allow this type of Retail here in this small neighborhood shopping center, there are already enough mind altering stores there.

Sincerely,
Yolanda Bagnay
5103 Terramar Way,
805-814-2244

Attachment

K. Staff Presentation

PZ 21-516-24
TD Enterprise LLC dba Oxnard Holistics - Commercial Cannabis Business Retail Special Use Permit (SUP)
1015 Harbor Boulevard
(APN: 191-0-075-015)

Planning Commission Hearing
By: Jose Coyotl, Associate Planner

January 13, 2022

CITY OF OXNARD CALIFORNIA

Project Description

- A request to permit the operation of a commercial cannabis retail facility within an existing 1,740 square-foot commercial suite of a 17,615 square-foot multi-tenant commercial building on a 2.39-acre.

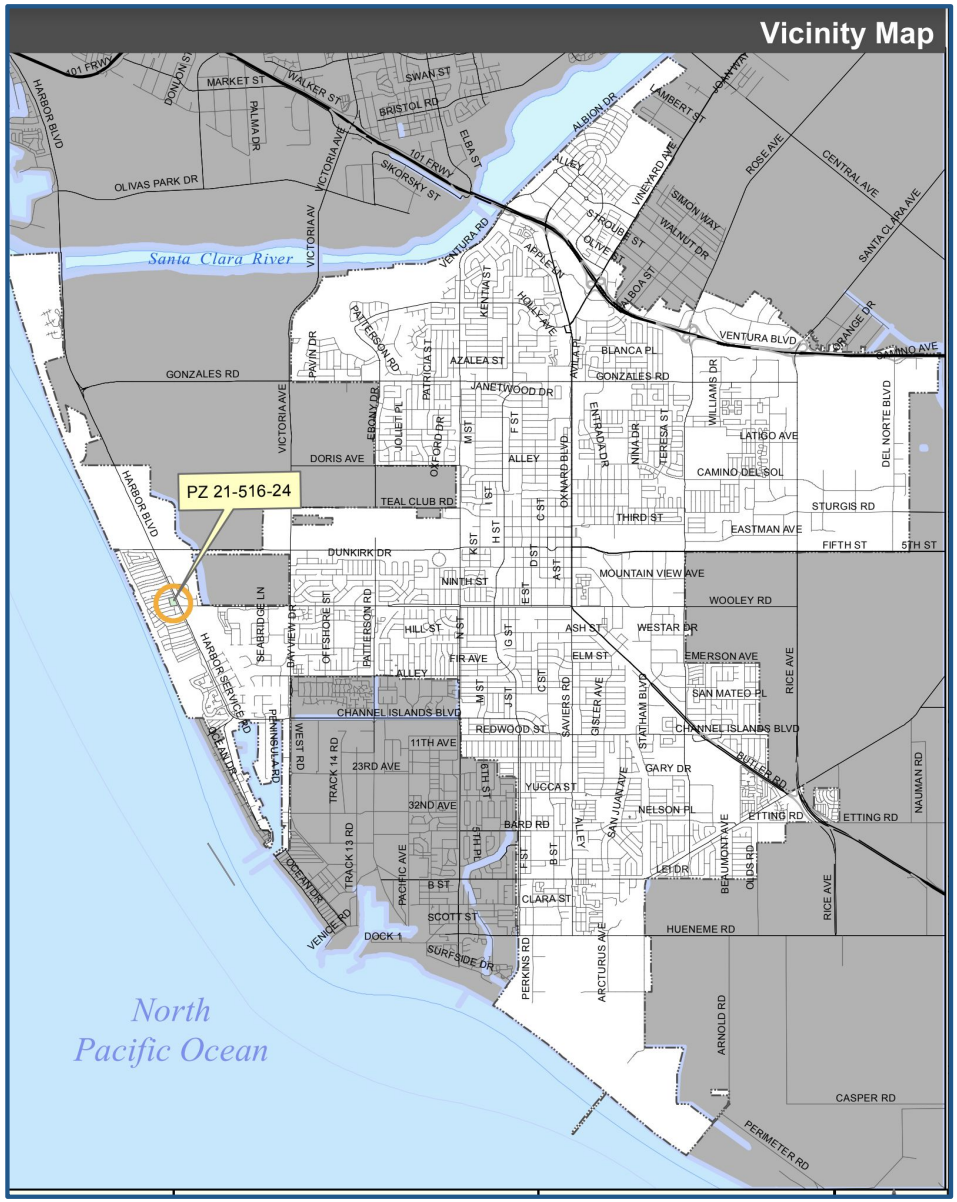
- As part of the project there will be a tenant improvement consisting of
  - the installation of new partition walls
  - security upgrades to the existing building
  - minor plumbing upgrades
  - upgrades to an existing fire alarm system
  - installation of secure doors/windows

- Cannabis retail operations will be conducted between 9:00 AM to 9:00 PM daily.

- Application filed by Kristine Byers

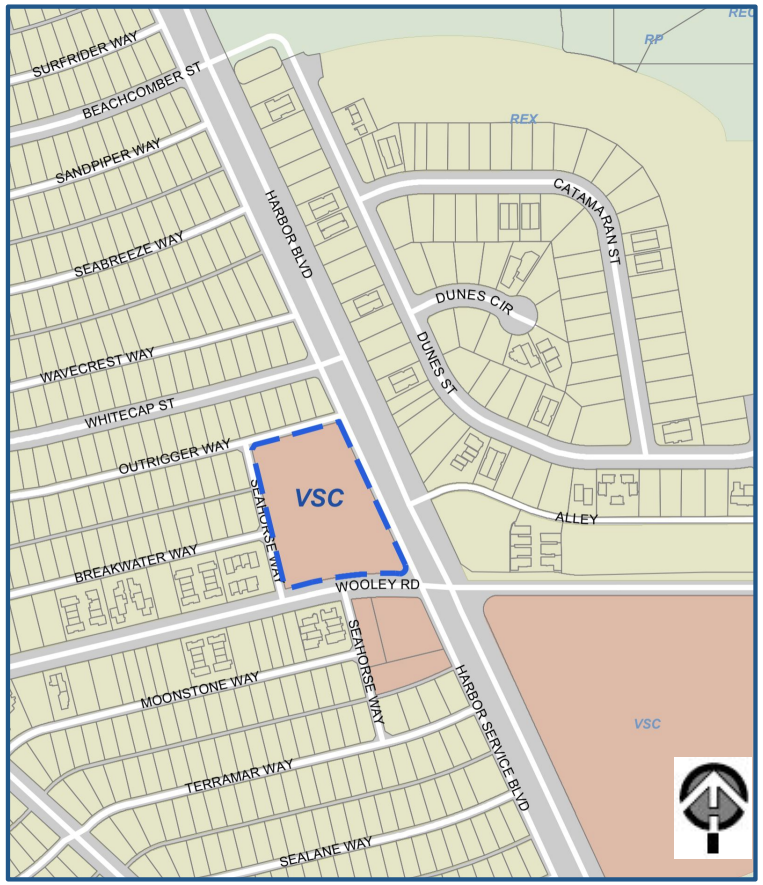
Project Location

Subject Site: 1015 Harbor Boulevard



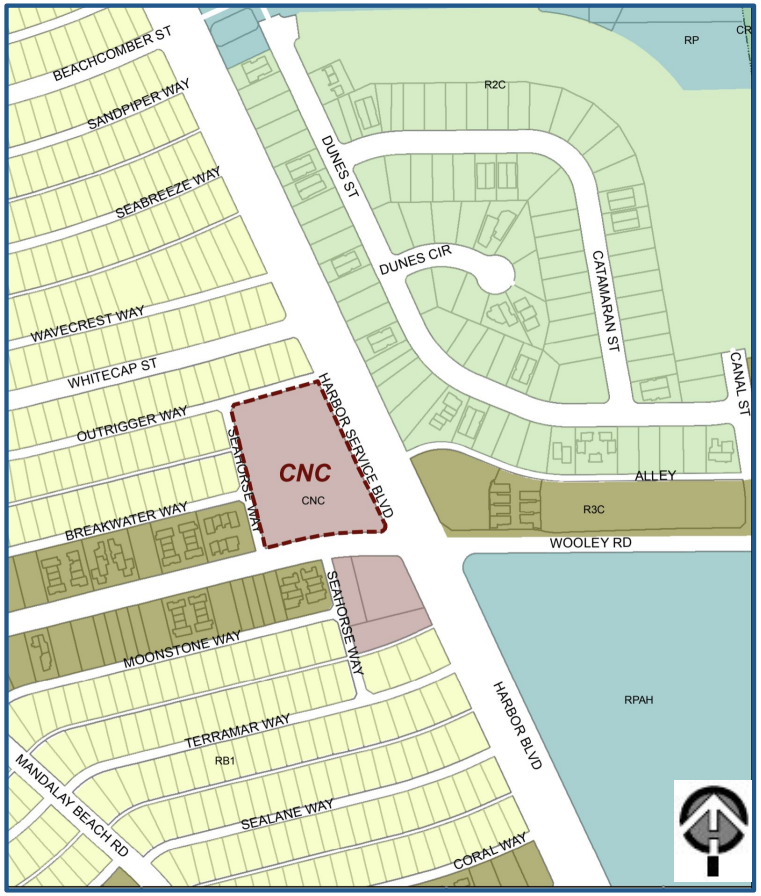
General Plan & Zoning Maps

General Plan Land Use Designation



Visitor Serving Center
(VSC)

Zoning Designation



Coastal Neighborhood Commercial (CNC)

Existing Site

Subject Site: 1015 Harbor Boulevard
Surrounding Uses:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Visitor Serving Center (VSC)	Coastal Neighborhood Commercial (CNC)	Multi-tenant commercial shopping center.
North	Residential Exiting (REX)	Single-Family Beach (R-B-1)	Single-family homes.
South	REX and VSC	Garden Apartment Coastal (R-3-C) and CNC	Multi-family homes and vacant commercial lot.
East	REX	Coastal Low-Density Multiple Family) R-2-C and R-3-C	Multi-family homes.
West	REX	R-B-1 and R-3-C	Single-family and multi-family homes.

Existing Conditions

Street view looking southwest.

Background: Development History

- Mid-1960s: original site development.
- Mid-1960s to current: various tenant improvements to accommodate the turnover of retail and restaurant establishments.

Background: Cannabis Regulations

- On April 2018, the City Council adopted a cannabis delivery ordinance including permit fees (Ord. No. 2937 - Chapter 11, Article XV).

- In January 2019, the State legalized cannabis delivery by state-licensed firms and eliminated the City's ability to regulate cannabis delivery.

- On June 18, 2019, City Council adopted Ord. No. 2960 establishing regulations pertaining to manufacturing, testing, and distribution of cannabis.

- On October, 1, 2019, City Council then adopted Ord. No. 2965, modifying the discretionary permitting process along with other non-substantive ordinance adjustments pertaining to manufacturing, testing, and distribution of cannabis.

- On September 15, 2020, City Council adopted Ord. No. 2985 to update the cannabis regulations in the City's newly adopted Industrial Code (Chapter 16 of the Oxnard City Code (OCC)).

Background: Cannabis Regulations (cont.)

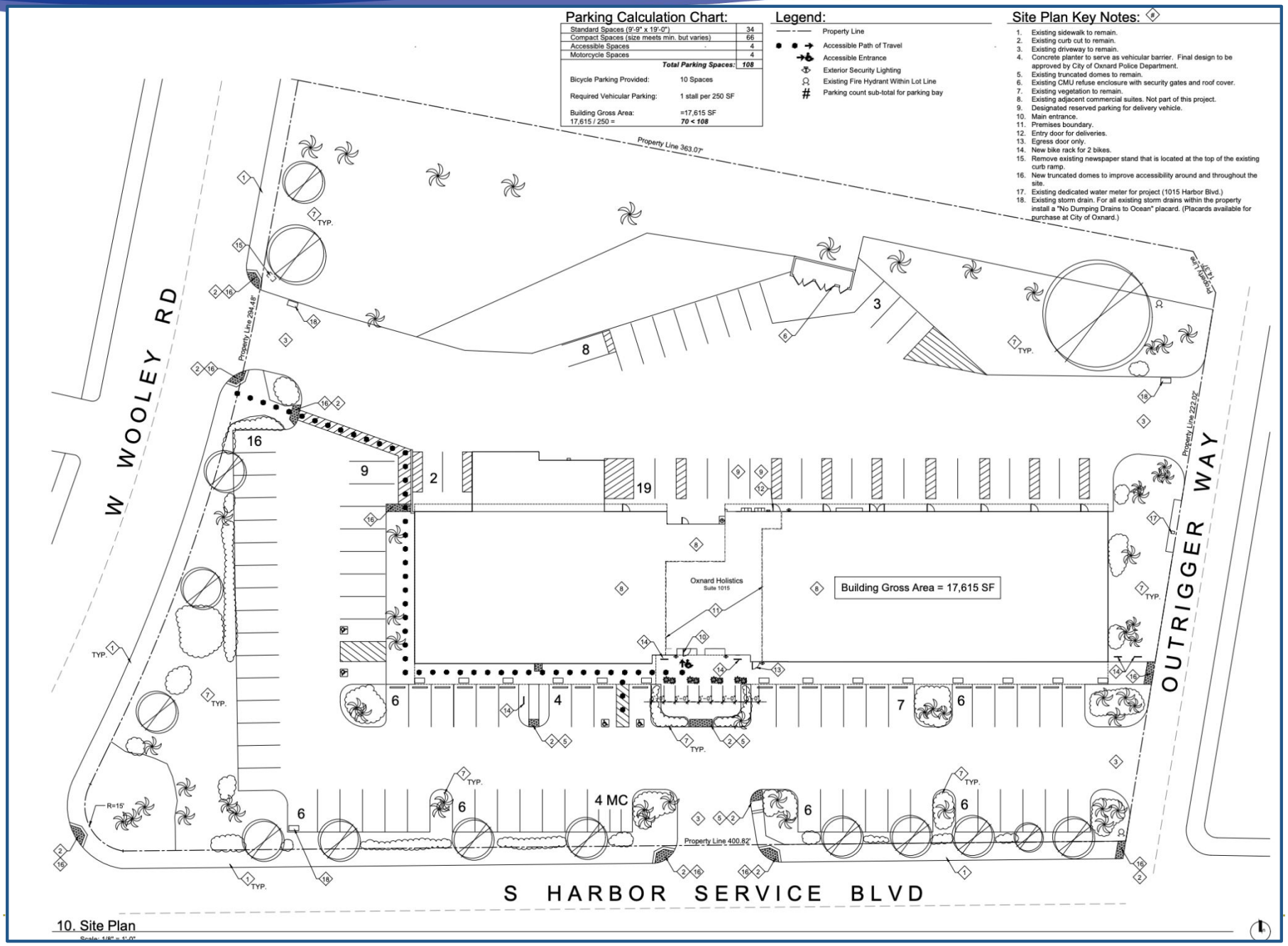
- On December 1, 2020, City Council adopted Ord. No. 2994 establishing regulations to repeal and readopt the former City's Commercial Cannabis Regulations pertaining to cannabis manufacturing, distribution, testing, and retail dispensaries contained in Chapter 11, Article XVII ("Code").

Commercial Cannabis License Selection

- On January 7, 2021, TD Enterprise LLC dba Oxnard Holistics filed for a request to obtain a Commercial Cannabis Business Permit for a 1,740 square foot cannabis retail facility.

- On March 1, 2021, D Enterprise LLC dba Oxnard Holistics was awarded a conditional Commercial Cannabis Business Permit for cannabis retail. In order to successfully commence and inaugurate the Commercial Cannabis Business Permit D Enterprise LLC dba Oxnard Holistics is required to receive approval of a SUP as specified within OCC Section 11-457.

Site Plan

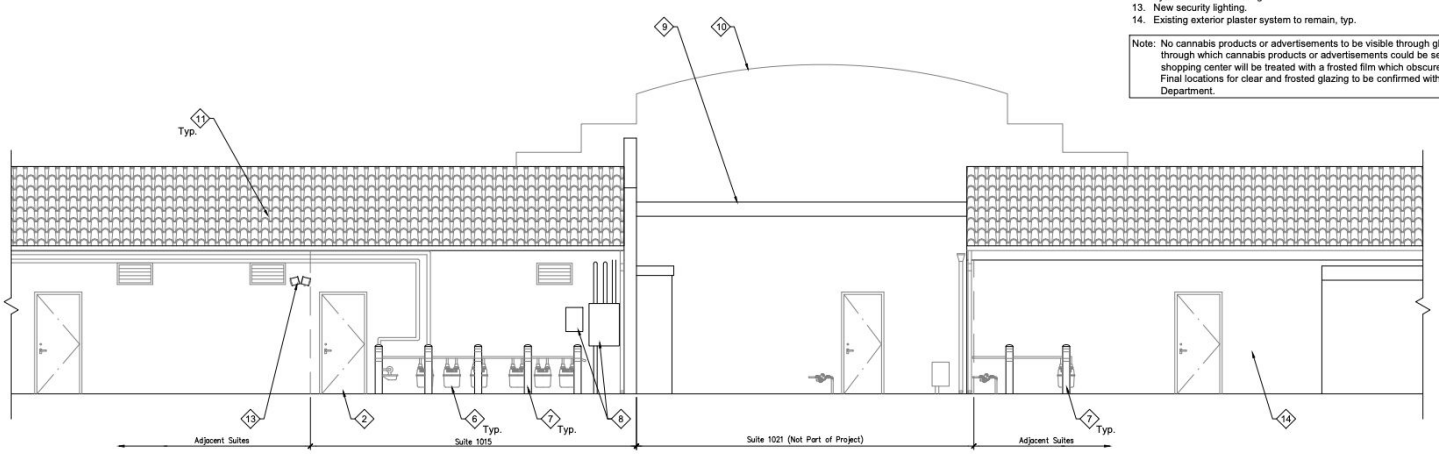

Parking Calculation Chart:
Standard Spaces (9'-9" x 19'-0") 34
Compact Spaces (size meets min. but varies) 66
Accessible Spaces 4
Motorcycle Spaces 4
Total Parking Spaces: 108
Bicycle Parking Provided: 10 Spaces
Required Vehicular Parking: 1 stall per 250 SF
Building Gross Area: =17,615 SF
17,615 / 250 = 70 < 108
Legend:
Property Line
Accessible Path of Travel
Accessible Entrance
Exterior Security Lighting
Existing Fire Hydrant Within Lot Line
Parking count sub-total for parking bay
Site Plan Key Notes:
1. Existing sidewalk to remain.
2. Existing curb cut to remain.
3. Existing driveway to remain.
4. Concrete planter to serve as vehicular barrier. Final design to be approved by City of Oxnard Police Department.
5. Existing truncated domes to remain.
6. Existing CMU refuse enclosure with security gates and roof cover.
7. Existing vegetation to remain.
8. Existing adjacent commercial suites. Not part of this project.
9. Designated reserved parking for delivery vehicle.
10. Main entrance.
11. Premises boundary.
12. Entry door for deliveries.
13. Egress door only.
14. New bike rack for 2 bikes.
15. Remove existing newspaper stand that is located at the top of the existing curb ramp.
16. New truncated domes to improve accessibility around and throughout the site.
17. Existing dedicated water meter for project (1015 Harbor Blvd.)
18. Existing storm drain. For all existing storm drains within the property install a "No Dumping Drains to Ocean" placard. (Placards available for purchase at City of Oxnard.)
Property Line 363.07'
Property Line 294.48'
Property Line 222.02'
Property Line 400.82'
W WOOLEY RD
OUTRIGGER WAY
S HARBOR SERVICE BLVD
Oxnard Holistics
Suite 1015
Building Gross Area = 17,615 SF
R=15'
TYP.
10. Site Plan

Elevations

Partial Exterior Elevation Key Notes: ◇#

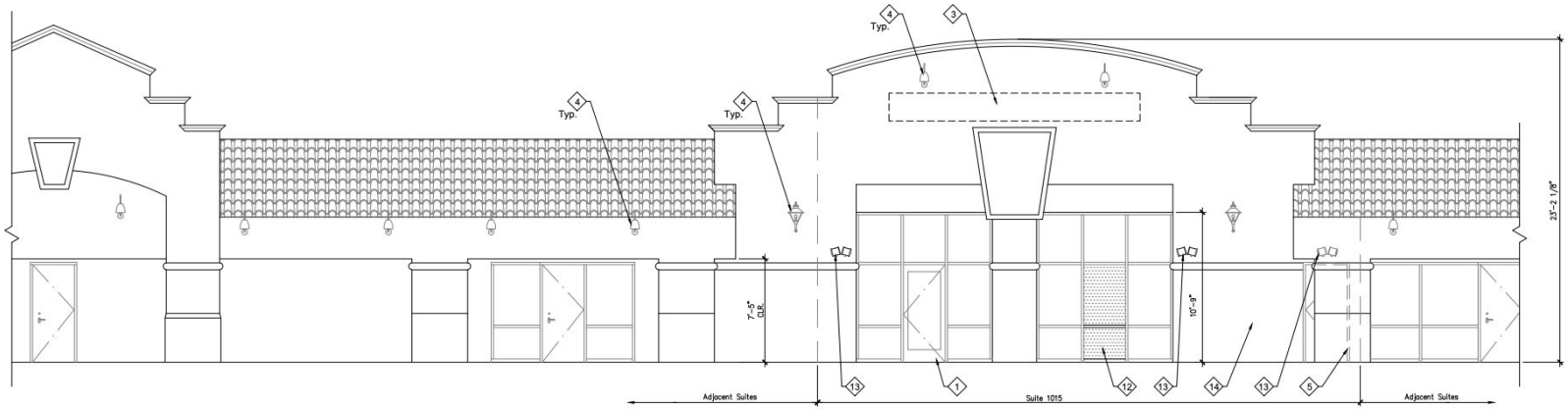
1. Existing door to become main entry to cannabis retail shop.
2. Existing dedicated secured product delivery door (restricted to delivery personnel and employees only.)
3. New cannabis retail shop signage over main entry.
4. Existing building lighting to remain.
5. Dashed line represents egress door beyond.
6. Existing natural gas meter bank to remain.
7. Existing bollards for gas meter equipment protection.
8. Existing telephone panels.
9. Existing parapet with flat roof beyond.
10. Existing parapet at front of building, beyond.
11. Existing roofing to remain.
12. Existing exterior storefront door to be removed and replaced with new storefront glazin system to match existing.
13. New security lighting.
14. Existing exterior plaster system to remain, typ.

Note: No cannabis products or advertisements to be visible through glazing. Any glazing through which cannabis products or advertisements could be seen by passers-by in t shopping center will be treated with a frosted film which obscures the view to the inte Final locations for clear and frosted glazing to be confirmed with the Oxnard Police Department.



11. Partial West Exterior Elevation

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



10. Partial West Exterior Elevation

Floor Plan / Security Plan

- The applicant provided a security plan with a detailed floor plan which was reviewed and conditionally approved by the Police Department.

- Security measures include:
  - Private Security is required at the property.
  - Security cameras will be installed.
  - Adequate lighting will be provided onsite.
  - Cannabis products will be monitored, tracked, and placed in secure storage.

Public Comments

- The project site is located within the Oxnard Shores.
- On November 4, 2021, the site was posted with Project details and Community Workshop information and the Developer mailed out 3,330 meeting agenda notices to the residents of the Oxnard Shores and Oxnard Dunes Neighborhoods.
- On November 15, 2021, the project was presented to the public during a Community Workshop meeting.
- The meeting was attended by approximately 28 members of the public and persons had an opportunity to ask questions.

Public Comments

- Staff received twelve comments during the Community Workshop. Eleven of the comments received received highlighted the following 7 categories:
  - Increased crime and security issues within the existing shopping center and the possible issues for the neighboring residents.
  - The cannabis process did not conduct enough public outreach with the residents of Oxnard Shores and Dunes until the project was submitted for a Special Use Permit.
  - The cannabis retailer does not provide a benefit to the neighboring residents.
  - There is a concentration of adult uses within the existing shopping center which include alcohol sales.
  - The project should be reviewed for compliance with CEQA based on the retail and delivery component of cannabis retail uses.
  - Cannabis retail is not a suitable use for the shopping center and residential coastal area.
  - The City should reevaluate applying a 600 foot minimum distance to residential properties.

Public Comments

- One comment outlined support for the project based on the applicant meeting all the City requirements, likely being a positive business, and possibly reducing crime in the immediate shopping center.

- Following the Community Workshop Staff has received an additional five (5) comment letters from the general public in opposition of the project.

Key Conditions of Approval

- **Conditions # 14, 42, 43:** Abide by City of Oxnard and State of California rules and regulations related to this business.

- **Conditions # 39:** The commercial cannabis business permit shall expire, and be subject to the renewable process in Chapter 11 of the Oxnard City Code twelve (12) months after the date of issuance of the SUP pursuant to the Oxnard City Code Section 11-459.

<u>Retail Operating Conditions</u>

- **Conditions # 59-61, 132-133:** Provide regulatory action of cannabis retail procedures to allow only eligible members of the community to purchase product and allow for a secure selling environment.

<u>Police Conditions</u>

- **Conditions # 82-153:** Security features will be implemented as required by adopted cannabis Ordinance.

Key Conditions of Approval (Cont.)

Fire Department Conditions

- **Conditions #154-173:** This broad range of numbers indicates that the system is to be designed to be a safe facility.

Community Benefits / Community Relations

- **Condition #49-52, 64-65:** The project is conditioned to be a good neighbor / member of the community.

Taxes and Inventory Tracking

- **Condition #53-54, 66-74:** These set of conditions help the operator be responsible corporate citizen.

Environmental Review

- In accordance with Section 15301, Class 1 (Existing Facilities) of the State 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. The project includes:
  - A request for to operate a cannabis retail facility within an existing individual building.
  - The Project will not increase the square footage of the existing building
- No substantial evidence the project will have a significant effect on environment.
- A Notice of Exemption will be filed.

Staff Recommendation

That the Planning Commission

a) Finds 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 Resolution 2022-XX approving Planning and Zoning Permit No. 21-516-24 (Special Use Permit – Cannabis: Retail), subject to certain findings and conditions.

End of Presentation

CITY OF OXNARD CALIFORNIA

Planning Commission Hearing: January 13, 2022