



RIVERPARK SPECIFIC PLAN

CITY OF OXNARD, CALIFORNIA / RIVERPARK LEGACY LLC / AUGUST 1, 2012



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

RiverPark Specific Plan August 1, 2012 update

*incorporating Specific Plan Amendments 1, 2 & 3
errata items and Minor Modification through August 1, 2012*

prepared by
the City of Oxnard
RiverPark Town Master Planner, Di Cecco Architecture, Inc.
RiverPark Legacy LLC consultant, Talamante Project Delivery

RIVERPARK SPECIFIC PLAN

April 12, 2005
update through 8/1/2012



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

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RIVER PARK SPECIFIC PLAN

April 12, 2005



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Note: The term “Exhibits” refers to graphics and tables on separate pages within the text. Graphics and tables incorporated in combination with text on the same page are not noted in this list..

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4 RESIDENTIAL MASTER PLAN	No Exhibits
5 LANDSCAPE MASTER PLAN	
	5.A Community Landscape Master Plan
	5.B Streetscape Master Plan
	5.C Oxnard Boulevard at Retail Commercial Center
	5.D Oxnard Boulevard at Planning District G
	5.E Oxnard Boulevard at Single-Family Residential
	5.F Ventura Road South of Forest Park Boulevard
	5.G Forest Park Boulevard Between Ventura Road and Myrtle Street
	5.H Forest Park Boulevard Between Myrtle Street and Vineyard Avenue
	5.I Myrtle Street

RIVERPARK SPECIFIC PLAN

April 12, 2005



prepared for RiverPark Development, LLC by AC Martin Partners with

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

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5.M	Commercial Drive
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5.P	Central Park
5.Q	East Park
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6 INFRASTRUCTURE MASTER PLAN

6.A	Roadway Designations
6.B	Roadway Cross Sections
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6.L	Water Quality Master Plan
6.M	Typical Detention Basin Section
6.N	Typical Dry Swale Section

7 SPECIFIC PLAN IMPLEMENTATION

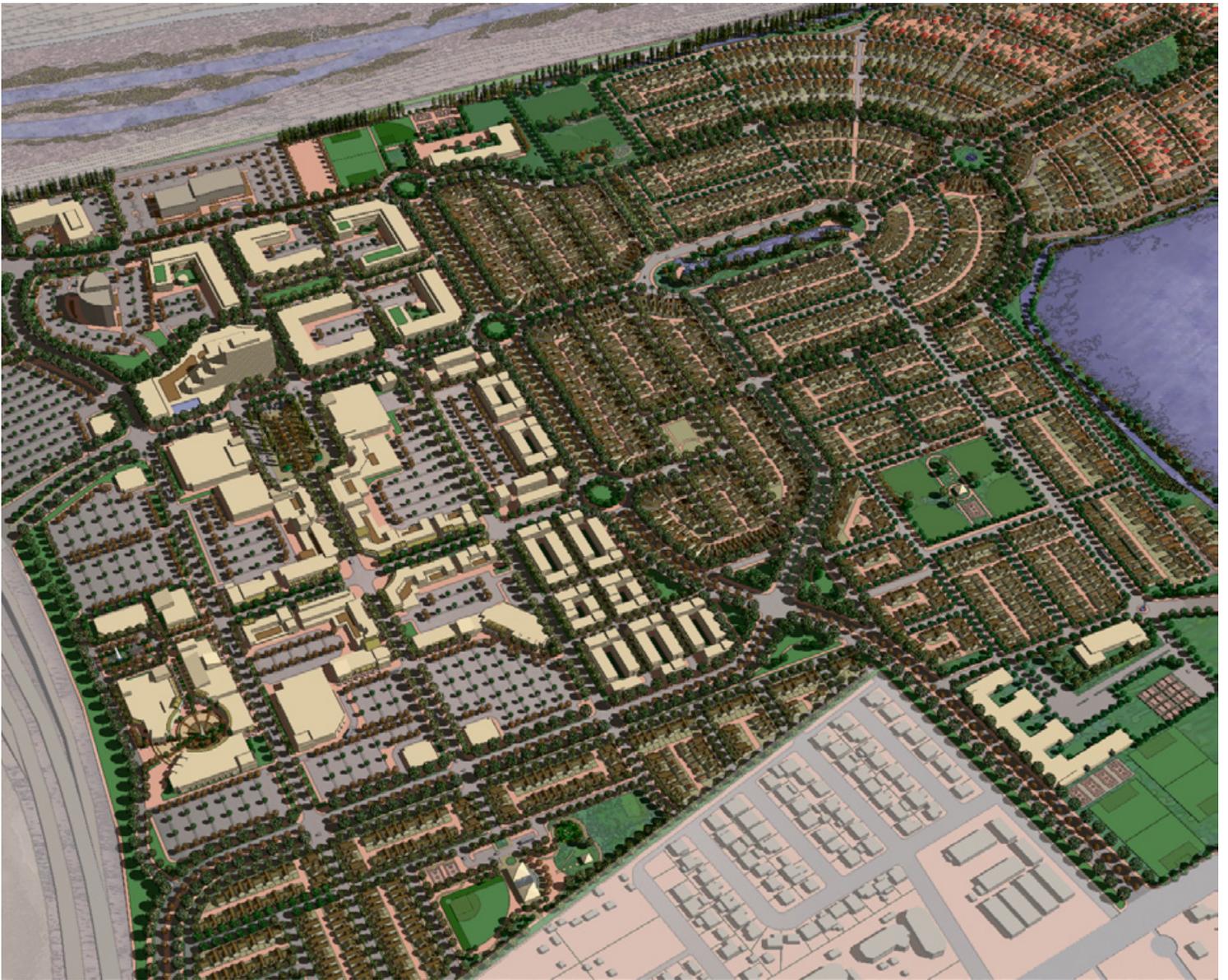
7.A	Development Phasing
7.B	Project Review and Approval Process

RIVERPARK SPECIFIC PLAN

April 12, 2005
update through 3/2012



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INTRODUCTION

RIVERPARK SPECIFIC PLAN

master plan

section

1



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 3043 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.

RIVERPARK SPECIFIC PLAN



1.2 PURPOSE OF THE SPECIFIC PLAN

The RiverPark Specific Plan (alternately referred to in this document as the *Specific Plan*) provides the City of Oxnard with a comprehensive planning program to regulate the use of land and govern the orderly development of the RiverPark new community.

The Specific Plan incorporates a conceptual land use plan, as well as other regulations in the form of standards and guidelines. These are intended to ensure two results: a) that development within the Specific Plan Area will be consistent with the goals, objectives, principles and policies of the City of Oxnard 2020 General Plan, alternately referred to in this document as the *2020 General Plan*, and b) that future development of RiverPark's private and public areas will be in accord with the vision, design intent and objectives of this Plan in order to create a coherent, efficient, walkable and attractive multi-use community.

The Specific Plan is a plan, not a design. It establishes the development concept and regulations which implement the concept. Further design and engineering of the infrastructure, development subareas and particular land development projects within RiverPark will be required before and during implementation. This future development must be consistent, and in substantial conformance, with the vision, spirit, intent, objectives and regulations of this Specific Plan.

1.3 LEGAL ASPECTS

1.3.1 Contents

This Specific Plan contains text and diagrams which illustrate in detail:

- The location and extent of land uses, including open space, within the Specific Plan Area.
- The location, extent and intensity of major components of public and private transportation, sewage, drainage, water, solid waste disposal, energy, and other essential facilities planned to support the land uses described in this Specific Plan.

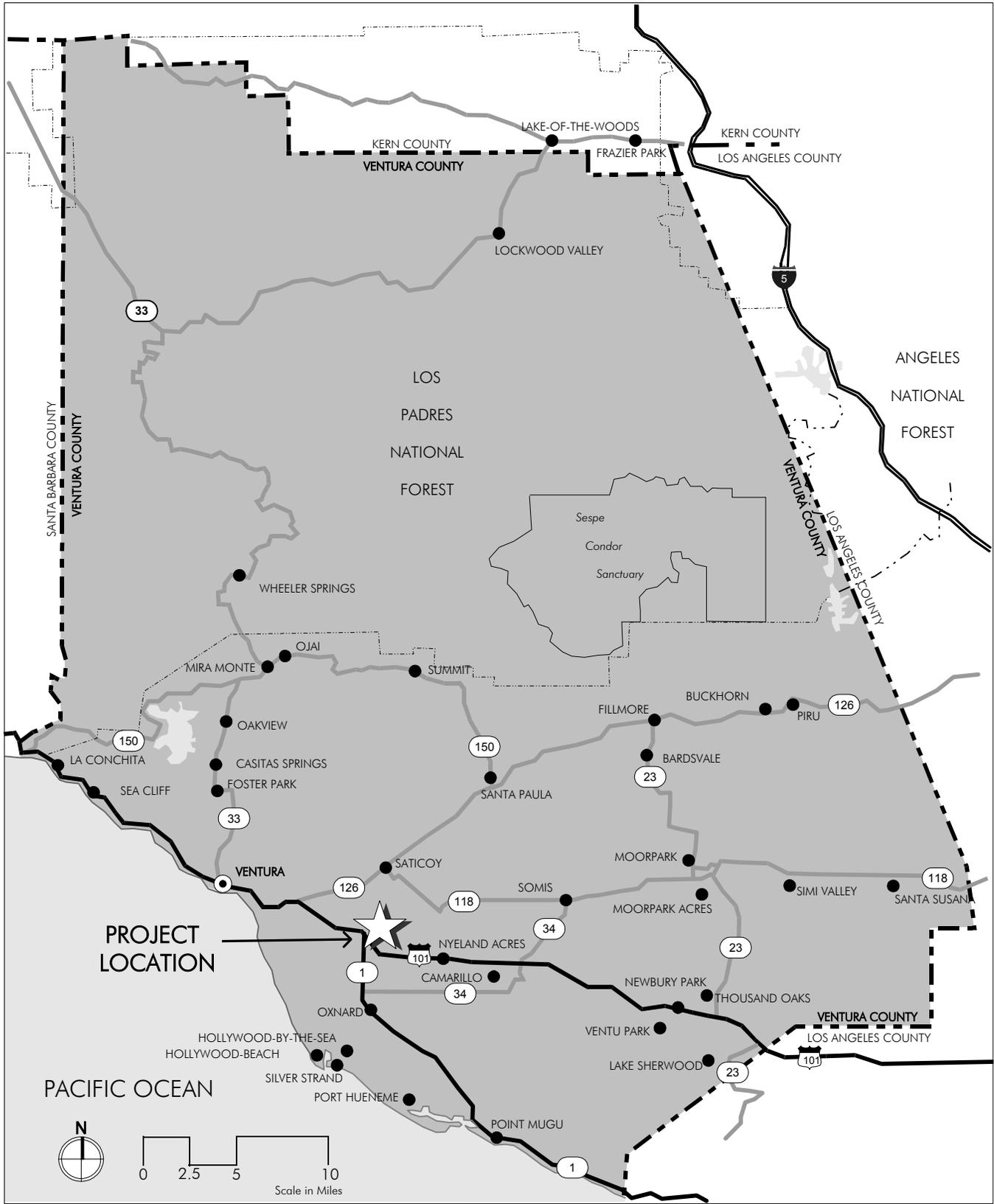
- Criteria by which development will proceed, including development Standards, design Guidelines and a phasing program.
- Standards for the conservation, development, enhancement and utilization of natural resources, wherever applicable.
- A program of implementation measures including regulations, programs, public works projects and financing measures.

The RiverPark Specific Plan fixes the overall layout and configuration of the streets and defines the location and extent of land uses allowed in the Specific Plan. At the time of sub-division of the land uses, detailed sub-division maps developed by the Builder/Developer will precisely illustrate the roadway alignments and the configuration of residential lots.

1.3.2 Consistency

The RiverPark Specific Plan is consistent with the California Government Code and subject to the conditions noted below. It is also consistent with the City of Oxnard 2020 General Plan.

- **California Government Code:** This Specific Plan has been prepared in accordance with the requirements of the California Government Code (Sections 65450 through 65457). This Code establishes a legal mechanism, termed a "Specific Plan," which allows an area to be established whose development rules supersede any previously established zoning. Specific Plans are developed to provide and ensure a greater level of detail in planning projects of special interest or value to a community within a defined area called a Specific Plan Area. The Plan typically contains a set of medium and long-range policies for land use and development in a defined project. Specific Plans are to contain text and diagrams specifying:
 - Location and extent of land uses.
 - Location and extent of major infrastructure improvements needed to support the land uses described in the plans.
 - Development standards and criteria.

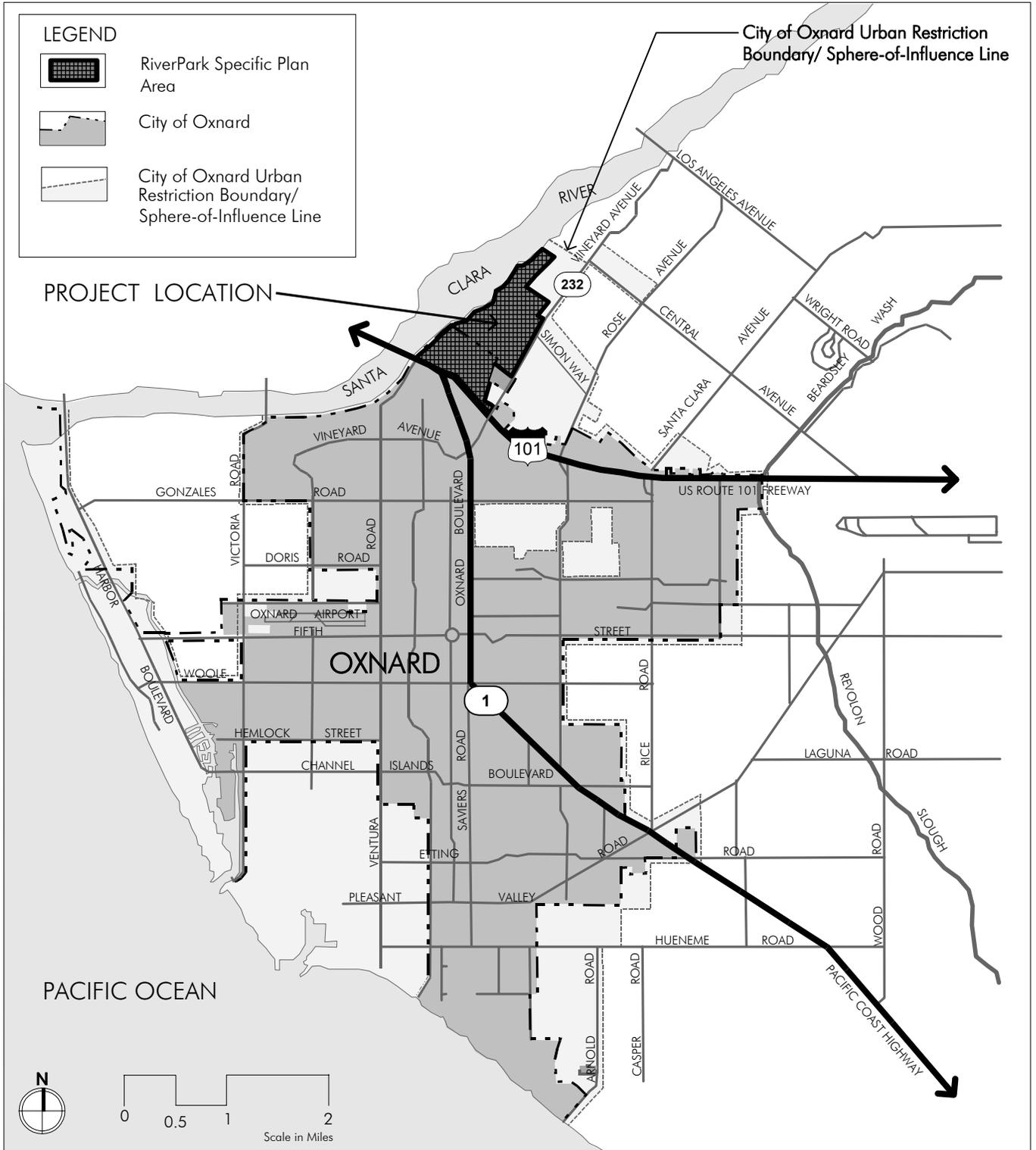


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REGIONAL LOCATION





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PROJECT VICINITY

RIVERPARK
 exhibit

1.B

- A program of implementation measures.
- A statement of the relationship of the Specific Plan to the General Plan.
- Any other subjects which are necessary or desirable for implementation of the General Plan.

After adoption, a Specific Plan has an effect within the Specific Plan Area similar to that of the General Plan for the City as a whole. For example, the State's Subdivision Map Act requires the legislative body to deny approval of a tentative or final subdivision map if it is not in substantial conformance with any applicable Specific Plan. In addition, a development agreement between a municipal body and a developer/applicant cannot be approved unless the legislative body finds the agreement is consistent with the General Plan and any applicable Specific Plan.

- **City of Oxnard 2020 General Plan:** The RiverPark Specific Plan provides a conceptual land use plan, regulations and guidelines to ensure development in a manner consistent with the goals, objectives, principles and policies of the City of Oxnard 2020 General Plan. The City adopted the 2020 General Plan in 1990 to guide development of the City. The Plan includes the following elements: Land Use, Circulation, Public Facilities, Growth Management, Open Space/Conservation, Noise, Economic Development, Community Design, Parks and Recreation, and Housing. A major amendment to the 2020 General Plan relating to open space resources was approved by citizens of Oxnard on November of 1998. A General Plan Amendment has been adopted concurrently with the adoption of this Specific Plan to ensure consistency between both documents.

1.3.3 Environmental Impact Report

The Environmental Impact Report certified for RiverPark is the sole environmental document for the Specific Plan and all individual projects which are undertaken pursuant to, and in conformance with, the Specific Plan. The City of Oxnard, as

the Lead Agency, prepared the EIR in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.). Therefore, an Initial Study, Negative Declaration or other environmental analysis need not be filed for the individual site and building plans which are in substantial conformance with the standards and guidelines contained in the RiverPark Specific Plan.

Individual projects which are in substantial conformance with the Specific Plan may proceed with site and building design and/or other discretionary actions without the requirement for environmental documentation.

1.3.4 Approval Authority

The City of Oxnard retains authority for approval of the Specific Plan as a whole, amendments to the Specific Plan and approval of individual development projects within the Specific Plan Area. Approvals requested from the City may include, but are not necessarily limited to:

- Approvals related to the Specific Plan as a whole:
 - Approval of the Specific Plan and amendments to the Specific Plan
 - Master Tentative Tract Map
 - Development Agreement
 - Zone Changes
- Approvals related to individual development projects within the Specific Plan Area:
 - Tentative Tract Maps
 - Amendments to the Specific Plan
 - Development Design Review Permits
 - Building and Grading Permits
 - Major and Minor Modifications

1.3.5 Applicable Boundaries

Exhibit 1.C indicates legal boundaries referred to by the Specific Plan.

1. *City of Oxnard Boundaries:* Approximately 258 acres of the project site are located within the

City of Oxnard. The remaining 443 acres of the site are outside the City limits in unincorporated territory.

2. *City of Oxnard Sphere of Influence Line (City Urban Restriction Boundary)*: The entire RiverPark site is located within the City of Oxnard Urban Restriction Boundary (CURB) and the Sphere of Influence Line for the City of Oxnard. The November 1998 ordinance establishing the CURB requires that the City restrict urban services and urbanized uses of lands to within the CURB Line through the year 2020. The CURB line is coterminous with the Sphere of Influence Line for the City in this area.
3. *Redevelopment Boundaries*: Some Planning Districts are located within the Oxnard Community Development Commission's Historic Enhancement and Revitalization of Oxnard (HERO) Redevelopment Area.
4. *Oxnard Town Center Specific Plan Boundaries*: The City of Oxnard adopted The Oxnard Town Center Specific Plan in 1986 for a multi-use business and commercial development. Permitted uses included professional offices, research and development space, hotels, restaurants and retail uses.

Adoption of the RiverPark Specific Plan supersedes the Oxnard Town Center Specific Plan as the regulating document for development within the former Oxnard Town Center Specific Plan Planning Area.

5. *RiverPark Specific Plan Boundaries*: The boundary of the entire Specific Plan Area, shown by exhibits in this section, are as follows:
 - *RiverPark Area "A" and RiverPark Area "B"*:

The RiverPark Specific Plan Area contains two major sub-areas shown by Exhibit 1.C.

RiverPark "A," located within the City of Oxnard, consists of all of the Specific Plan Area generally south of Garonne Street. The City of Oxnard adopted the "Oxnard Town Center Specific Plan" for the majority of RiverPark "A" in 1986 and annexed the

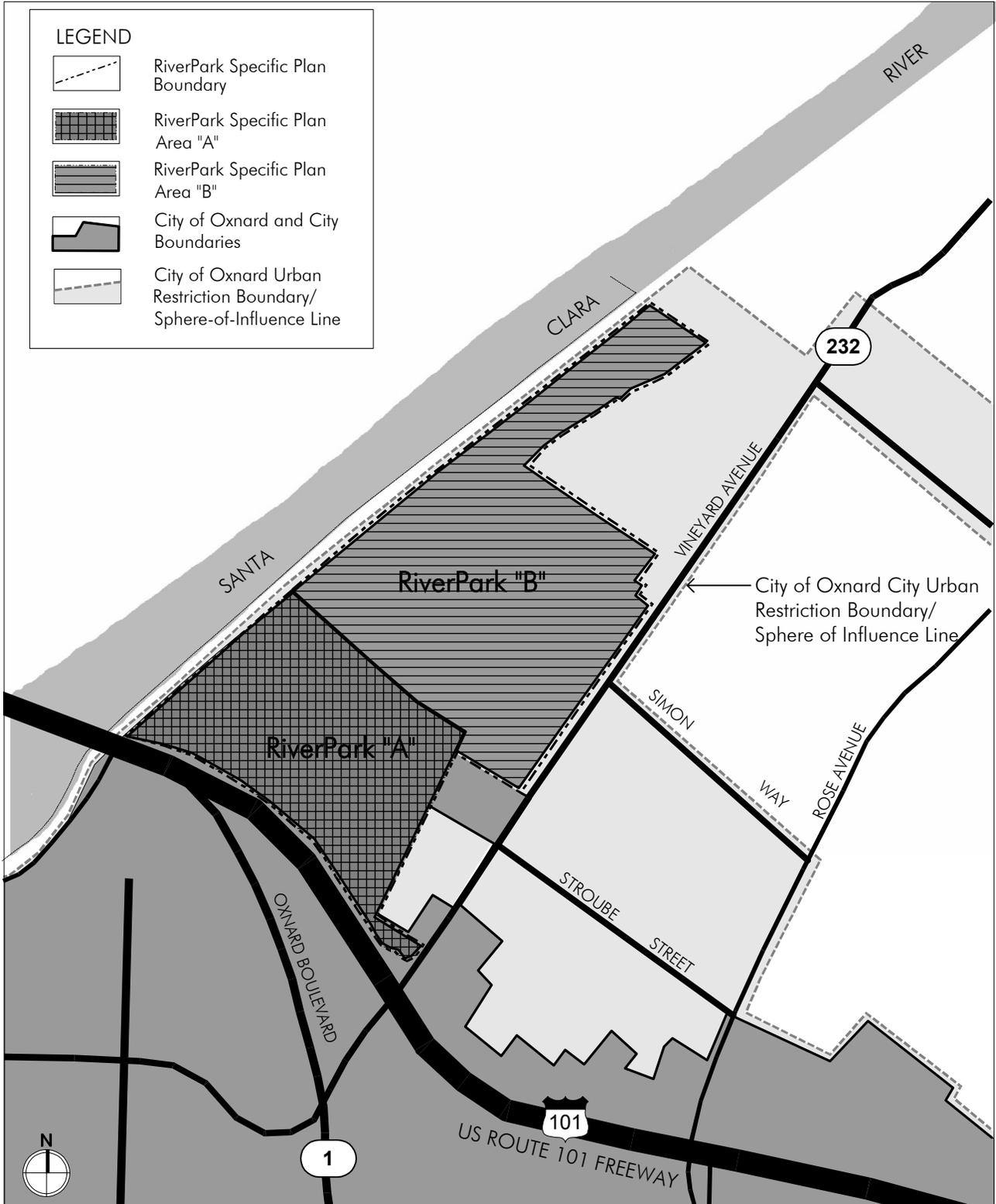
area addressed by this Specific Plan. RiverPark "A" includes the area addressed by the Oxnard Town Center Specific Plan and a small amount of additional land located directly north of the Ventura Freeway and west of Vineyard Avenue. This adopted plan allowed development of up to 4.4 million square feet of commercial and industrial space in the area addressed by this Specific Plan.

The RiverPark Specific Plan, which replaces the Oxnard Town Center Specific Plan, reduces the amount of commercial development allowed in RiverPark "A" to 2.125 million square feet. RiverPark "A" is also located within the Oxnard Community Development Commission's Historic Enhancement and Revitalization of Oxnard (HERO) Redevelopment Plan Area. The RiverPark Specific Plan primarily contains regionally oriented commercial, office and hotel/convention uses with some multi-family residential in RiverPark "A."

RiverPark "B" refers to the Specific Plan area north of Garonne Street. This area, currently outside the City of Oxnard, is unincorporated land currently under the jurisdiction of the County of Ventura. The area includes an existing sand and gravel mine permitted by the County of Ventura in 1979 and two detention basins owned and operated by the Ventura County Flood Control District. All mining activities allowed by the current permit have been completed and the site is currently being reclaimed in accordance with a reclamation plan for this site approved by the County of Ventura. Under the RiverPark Specific Plan, this area is devoted to residential communities with parks, schools and storm water storage/recharge basins.

1.3.6 Oxnard 2020 General Plan Land Use Designations

Exhibit 1.D indicates the Oxnard 2020 General Plan land use designations for the site. RiverPark "A" is currently designated for development of Regional



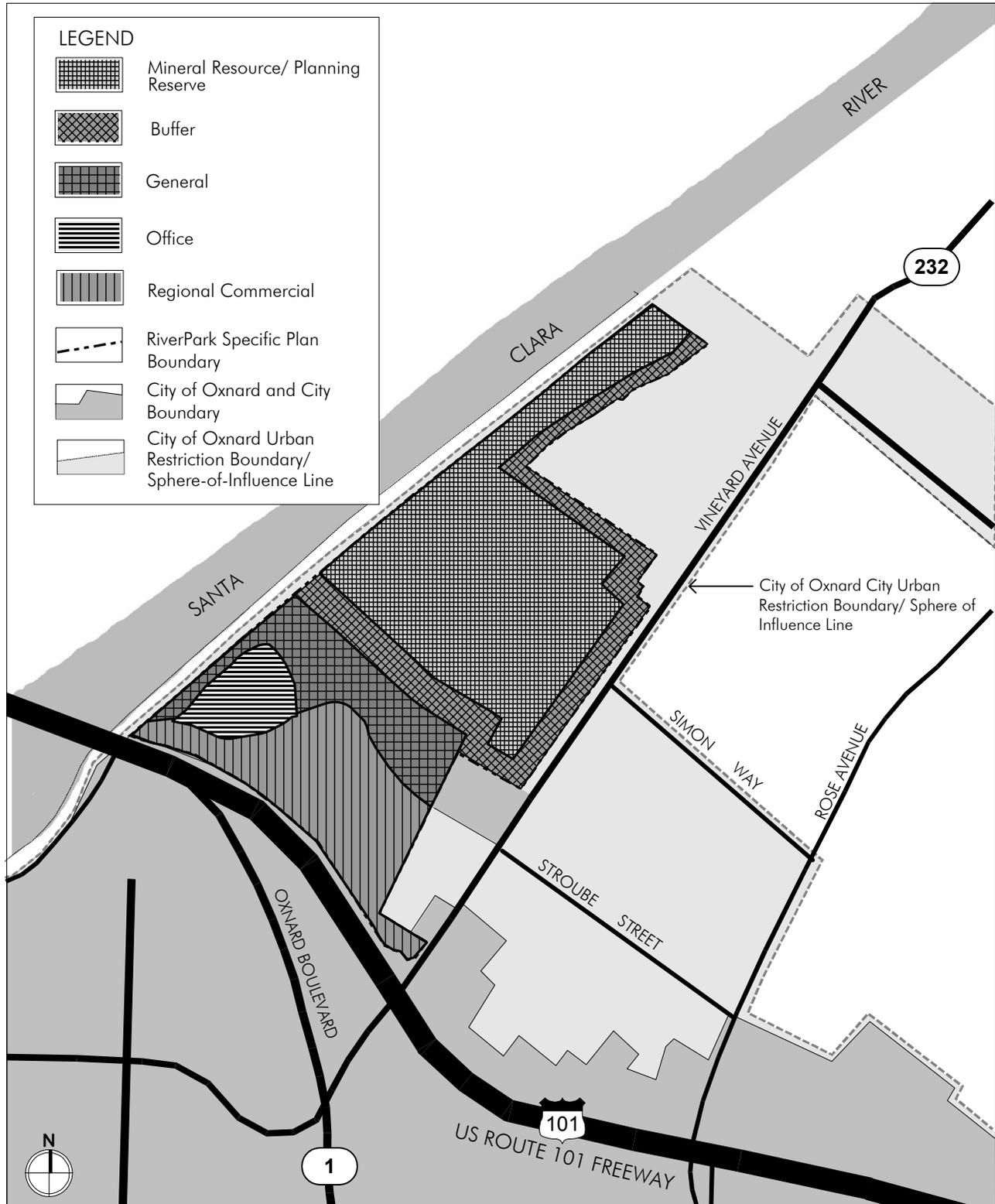
August 27, 2002

PROJECT BOUNDARIES AND LOCATION

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

1.C



August 27, 2002

2020 GENERAL PLAN LAND USE PLAN

prepared for **RiverPark Development, LLC** by **AC Martin Partners** with
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Commercial, Office, and general uses consistent with the adopted Oxnard Town Center Specific Plan. RiverPark “B” is currently designated as Open Space/Mineral Resource with a Planning Reserve Overlay, consistent with the previous mining activities on this part of the site. This Planning Reserve Overlay was placed on certain open space areas contiguous to developed portions of the City to indicate that these areas may be considered for urbanization during the term of the 2020 General Plan.

1.4 COMMUNITY SETTING

1.4.1 Project Location

The 702-acre project site is located at the northern edge of the City of Oxnard, in southern Ventura County, adjacent to and north of the Ventura Freeway (US Route 101 Freeway). The site is bordered by the Ventura Freeway to the south, Vineyard Avenue to the east and the Santa Clara River to the west. The River itself is separated from the site by an existing levee built by the Army Corps of Engineers.

1.4.2 Existing Uses

The Specific Plan Area incorporates a number of disparate existing uses.

RiverPark “A”: The aerial photograph of the project site (Exhibit 1.E) indicates previous development of the southwest corner of RiverPark Area “A” as part of the Oxnard Town Center Specific Plan adopted in 1986. The primary improvements governed by this Plan were two office structures (the three-story, 115,000 square foot State Compensation Insurance Building and the seven-story, 106,000 square foot Nordman, Cormany, Hair and Compton Building), along with supporting streets, surface parking and other infrastructure. Immediately east of this developed area is a fourteen-acre site containing a building complex that houses a number of Ventura County offices and maintenance facilities. The areas to the north and east of these developed portions of RiverPark “A” are currently in agricultural production.

RiverPark “B”: The northern half of the site, RiverPark “B,” contains the Hanson Aggregate properties, a sand and gravel business permitted by the County

of Ventura in 1979. The area includes four mining pits, the Large Woolsey, Small Woolsey, Brigham, and Vickers pits, as well as two storm water detention basins, the El Rio Drainage Basins No. 1 and 2. The Detention Basin No. 1, built in 1995, is located adjacent to Vineyard Avenue. The larger El Rio Drainage Basin No. 2, south and west of Basin No. 1, was built in 1997 (Exhibit 6.K). These detention basins were built by the Ventura County Flood Control District to accept runoff from agricultural areas to the east of Vineyard Avenue. The four mining pits, extending to about 90 feet below grade, contain exposed groundwater which varies in depth during the year. The mine site also includes equipment for processing sand and aggregate materials and associated administrative offices. Facilities currently in operation are two ready mix concrete batch plants operated by Associated Ready Mix, an asphalt plant operated by Sully Miller, a recycling plant operated by Hanson Aggregates, and related shop areas and offices. RiverPark “B” also includes a small amount of additional property south of Myrtle Street and west of Vineyard Avenue.

1.4.3 Surrounding Uses

Immediately south of the Ventura Freeway are commercial uses and farther south is downtown Oxnard. East of the project site is the El Rio neighborhood, a predominantly single-family residential area extending both east and west of Vineyard Avenue. Some commercial uses, as well as a growing number of multi-family residential projects, front Vineyard Avenue. The area immediately northeast of the Project contains industrial uses, as well as a site selected by the County for construction of the Ventura County Juvenile Justice Center which started construction in June of 2001.

1.4.4 Circulation

Primary off-site access to the site is via the Ventura Freeway (US Route 101 Freeway) and several major thoroughfares including Oxnard Boulevard (State Highway 1), Vineyard Avenue (State Highway 232) and Ventura Road.

The California Department of Transportation (Caltrans) will reconstruct the existing interchange at Oxnard Boulevard (State Highway 1) and the Ventura Freeway (US Route 101 Freeway) to provide direct

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 2.125 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 320-450 Residential: 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.

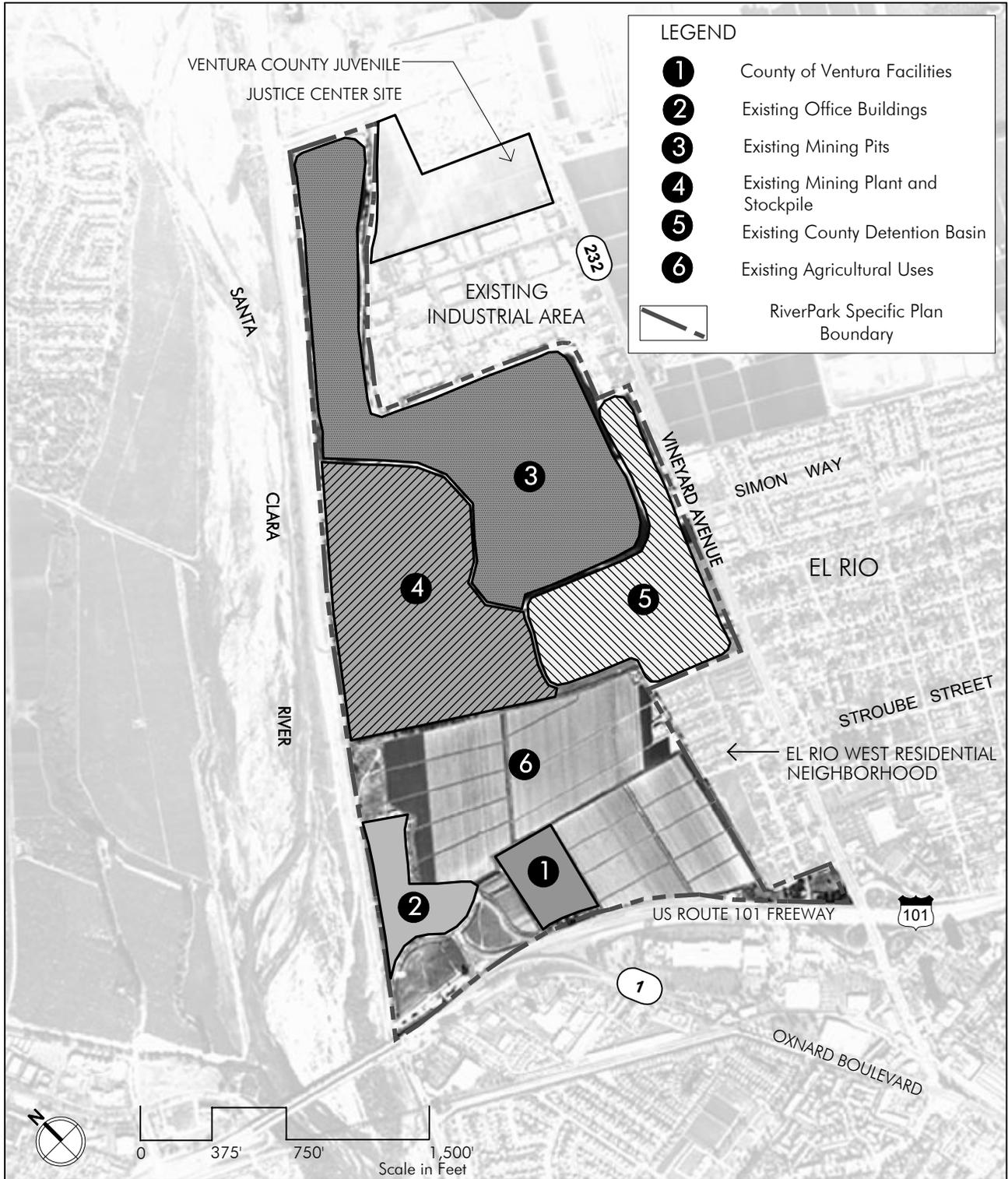
The right to build non-school uses in the Planning Districts where Schools/Community Parks are the permitted land use is allowed only with the fulfillment of two conditions:

- 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 with the School District (Exhibit 2.L).



Planning District L contains the East Detention Basin, part of the storm water quality treatment system, as well as a site for a new joint City/County fire station and maintenance facilities (Exhibit 2.M).

Planning District M contains the existing mine pits, proposed to be reclaimed for use as water storage/recharge basins which are subject to the provisions of a new mine reclamation plan and the proposed Specific Plan. In addition, District M will contain new detention basins and dry swales.

1.5.3 Utilities

As mentioned above, the existing mining pits (to be referred to as “Water Storage/Recharge Basins”) in RiverPark “A” will be reclaimed for use as components of an expanded recharge capacity program. The Basins will allow for settling-out of suspended sediments present in diverted Santa Clara River water prior to transferring the water to the existing El Rio recharge basins, or in lieu of delivery pipeline facilities. Native vegetation around the existing Water Storage/Recharge Basins and along the western edge of the project will enhance the natural habitat of the adjacent Santa Clara River corridor.

This drainage and water quality treatment system (Exhibits 6.F and 6.L respectively) has been designed to protect the quality of the exposed groundwater in the existing Water Storage/Recharge Basins and the surface water in the Santa Clara River.

The system will collect, treat and convey all storm runoff up to and including that resulting from a ten-year storm and discharge it to the Santa Clara River at existing levee outfalls. The storm drain and water quality treatment systems have also been designed to accept and treat runoff from off-site tributary areas to the north and east of the Specific Plan Area and the residential neighborhoods in District H. The system utilizes a variety of best management practice (BMP) devices as well as detention basins and dedicated storm drain pipelines. Dry swales are the most frequently utilized BMP and provide substantial water quality improvement for flows derived from all areas within and tributary to the Specific Plan Area. Runoff from storm events larger than a 10-year frequency storm will be discharged into the Water Storage/Recharge Basins.

1.6 ORGANIZATION OF THE SPECIFIC PLAN

This document is designed to enable builders/developers to easily access the information they will need to plan and gain public agency approval of development projects within RiverPark.

The Specific Plan regulates development of all aspects of RiverPark through a set of clearly defined Design Standards and Guidelines. The intent of these regulations is to guide Builder/Developers and the Master Developer in providing a high level of development and design quality, while also providing reasonable flexibility.

The location of the standards and organization of the Specific Plan follows:

- *Section 1: Introduction:* The Introduction outlines the purpose of the Specific Plan and defines the regulatory authority of the Plan and its relationship to the City of Oxnard 2020 General Plan. Section One then defines the Project’s community setting and outlines the location of Development Standards and the contents of each of the Plan’s Sections.
- *Section 2: Land Use Master Plan:* This section addresses three areas: 1) the intent, structure and goals of RiverPark, 2) the location, categories, allowable square footage and number of units of each land use permitted within RiverPark; and 3) the project-wide landscape, vehicular circulation, pedestrian network and utility network which links the Project’s land uses into a coherent and comprehensive community.
- *Section 3: Commercial Master Plan:* This section outlines the development concept, site development standards and design guidelines for the commercial areas of RiverPark in Planning Districts A, B, C, D and E. This section also addresses the residential components within the Planning Districts A and D.
- *Section 4: Residential Master Plan:* This section details the residential development concept, site and development standards and guidelines for the Specific Plan’s residential neighborhoods. It defines the character and development standards for a number of residential Product Types. The

Section also addresses residential uses in Planning District A and D.

- ❑ *Section 5: Landscape Master Plan:* This section defines RiverPark’s Landscape Master Plan, incorporating the landscape design concept for RiverPark as a whole, for each of its neighborhood and community parks and for streetscapes and the storm water system. It concludes with landscape lighting and signage design standards and guidelines.
- ❑ *Section 6: Infrastructure Master Plan:* This section describes the master plans for each of the infrastructure components: vehicular circulation, grading, drainage, water, sewers, gas, electric and water quality, including storm water control.
- ❑ *Section 7: Specific Plan Implementation:* This section defines the policies and programs that will be adopted to implement the RiverPark Specific Plan. It also defines the development approval process and the roles of the City and Master Developer within it.
- ❑ *Section 8: Glossary:* This section defines key terms used in the Specific Plan.



LAND USE

RIVERPARK SPECIFIC PLAN

master plan

section

2



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 3,043 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).

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, six 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 2.1 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
- ❑ Commercial: Office
- ❑ Commercial: Hotel

RIVERPARK SPECIFIC PLAN

❑ Commercial: Retail/Office

Location of Commercial Uses: The project's major retail/entertainment center is located in RiverPark "A," between the Ventura Freeway and the residential neighborhoods to the north. The center, focused on a central community plaza called the Town Square, supports a diverse mix of lifestyle and neighborhood-serving retail venues and restaurants. The western portion of this center is a neighborhood commercial area which will serve the daily shopping needs of the residents of RiverPark and its surrounding neighborhoods.

Commercial Building Types: As with residential development, a number of distinct commercial building types are defined in Section 3. The Commercial Regulatory Plan, Exhibit 3.C, then establishes where these building types may be located.

Vertical Mixed-Uses: The Specific Plan provides several commercial building types defined in Section 3.5 which permit residential units above the ground floor in commercial buildings. Note that a limited amount of neighborhood-serving retail, as well as optional live/work units, are allowed within specific portions of the residential areas as defined in Sections 2 and 4.

2.2.2.3 Mixed-Uses

A land use designated "Mixed-Use" is located in Planning District A (Exhibits 2.B, 2.C and subsection 2.5.2.1). Several development blocks and a central landscaped commons comprise the mixed-use area, in which there are two development options:

- a) Development Option "A": All land uses are Residential: High (*option chosen by developers*)
- b) Development Option "B": Land uses are Residential: High and Commercial: Office. (*NA*)

2.2.2.4 Public Uses

The Permitted public uses indicated by the Land Use Plan are:

- ❑ Open Space: Park Space
- ❑ Open Space: Neighborhood Parks

❑ Open Space: Landscaped Buffer

- ❑ Open Space: Miscellaneous: Dry Swales/Detention Basins
- ❑ Open Space: Miscellaneous: Water Storage/Recharge Basins
- ❑ Open Space: Miscellaneous: Water Feature
- ❑ Schools/Community Park
- ❑ Public Facilities

2.2.2.5 Specially Permitted Uses

The category of Specially Permitted uses is discussed in Section 2.5. These uses must be reviewed and approved by the Oxnard Planning Commission. There are three types of Specially Permitted uses within RiverPark:

- a) *Residential Uses on School Sites:* Two locations of RiverPark, the School/Community Park sites as shown by Exhibit 2.D, allow Residential: Medium uses as an alternate use. These uses are permitted only with the granting of a Special Permitted Use permit by the Oxnard Planning Commission, which itself is conditioned on the Rio School District submitting a letter to the City that it does not want to purchase or utilize the land.
- b) *Civic Assembly Uses:* Civic Assembly uses include religious sanctuaries, educational facilities and public assembly buildings. They may be located at appropriate sites within other designated land use areas in any of the Planning Districts.

The following standards govern the location and the placing of Civic Assembly building elements on the site:

- ❑ The building elements and sites should occupy a visually prominent location to be clearly visible and identifiable from public streets.
- ❑ Building sites should be adjacent to a relatively highly-traveled street.
- ❑ Most or all of the parking for Civic Assembly uses is to be shared with adjacent off-site parking during times when that parking is not otherwise being used.



August 27, 2002

prepared for RiverPark Development, LLC by AC Martin Partners with
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ILLUSTRATIVE SITE PLAN



RIVERPARK LAND USE PLAN:
 PERMITTED USES
 Land Use Plan Date: July 26, 2011

Legend

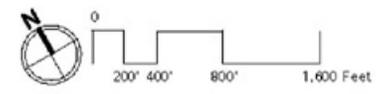
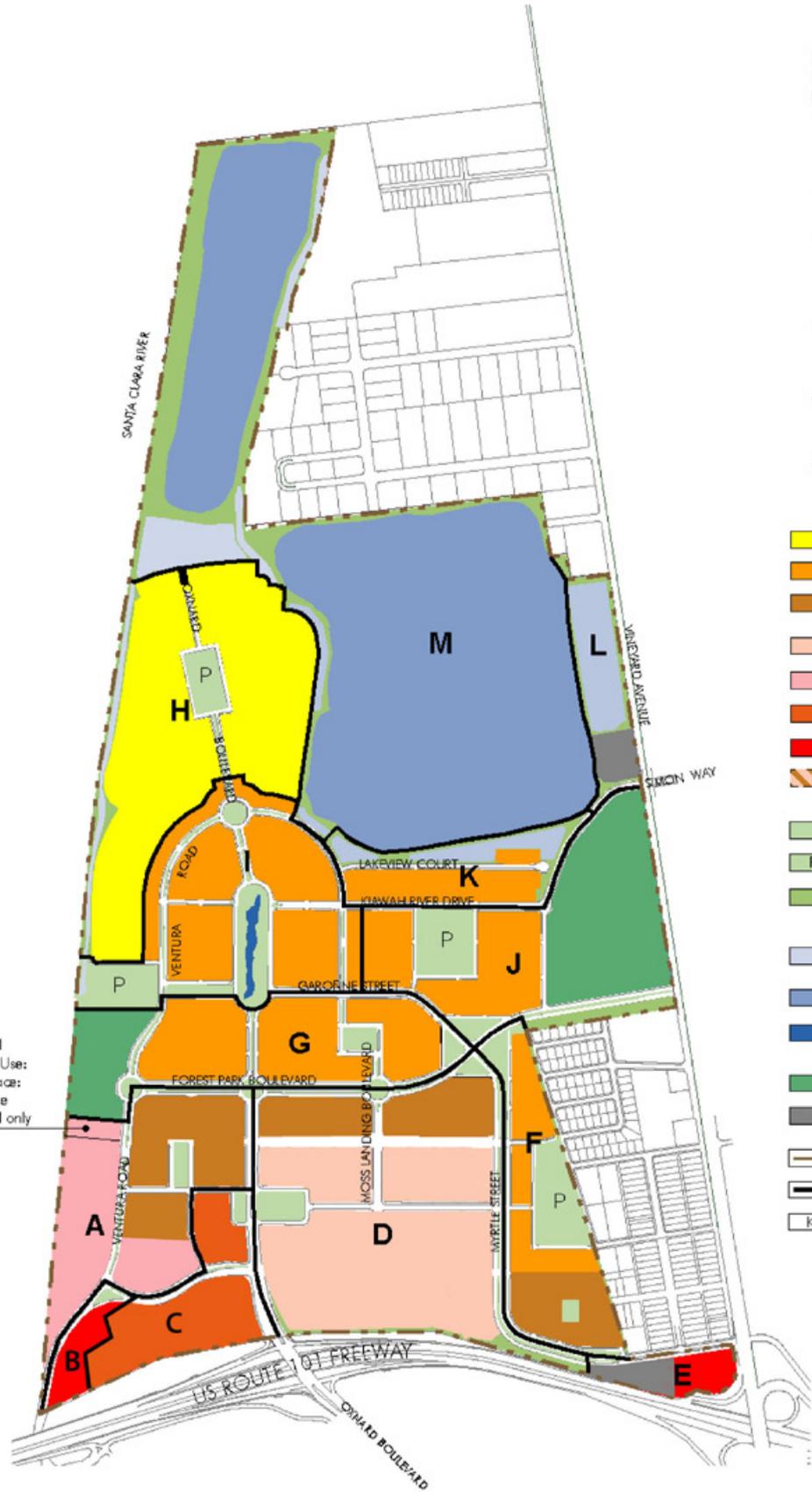
Planning Districts

- 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

Land Use

- Residential: Low Medium (8-12 DU/gross acre)
- Residential: Medium (12-18 DU/gross acre)
- Residential: High (18-30 DU/gross acre)
- Commercial: Regional
- Commercial: Office
- Commercial: Convention/ Hotel
- Commercial: Retail/ Office
- Mixed Use: Residential: High/ Commercial: Office
- Open Space: Park Space
- 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

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



LAND USE PLAN: PERMITTED USES

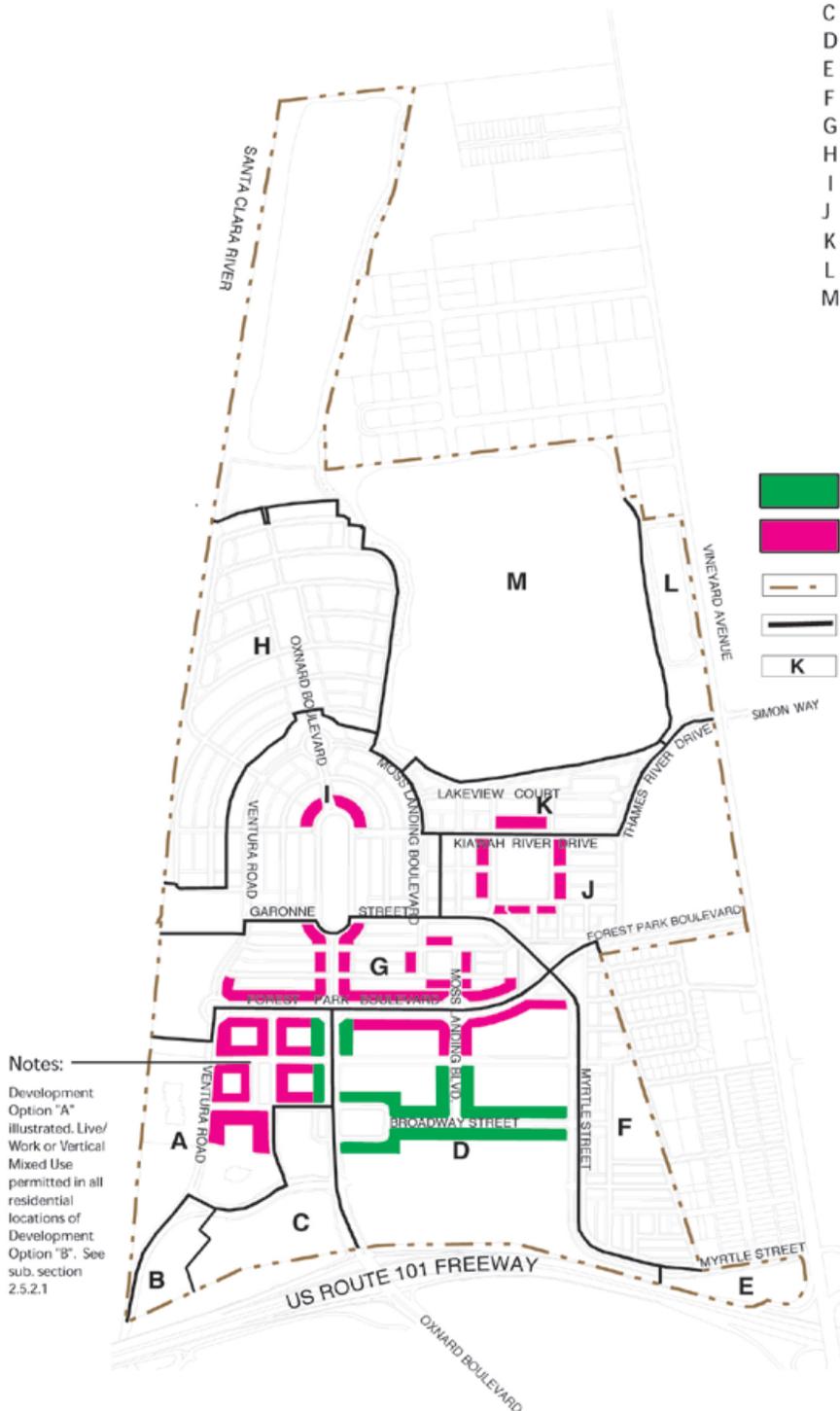
exhibit
2.B

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

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



2.C

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
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- J RiverPark Mews Neighborhood District
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Land Use

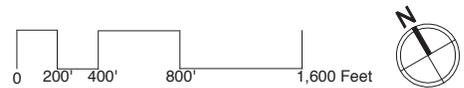
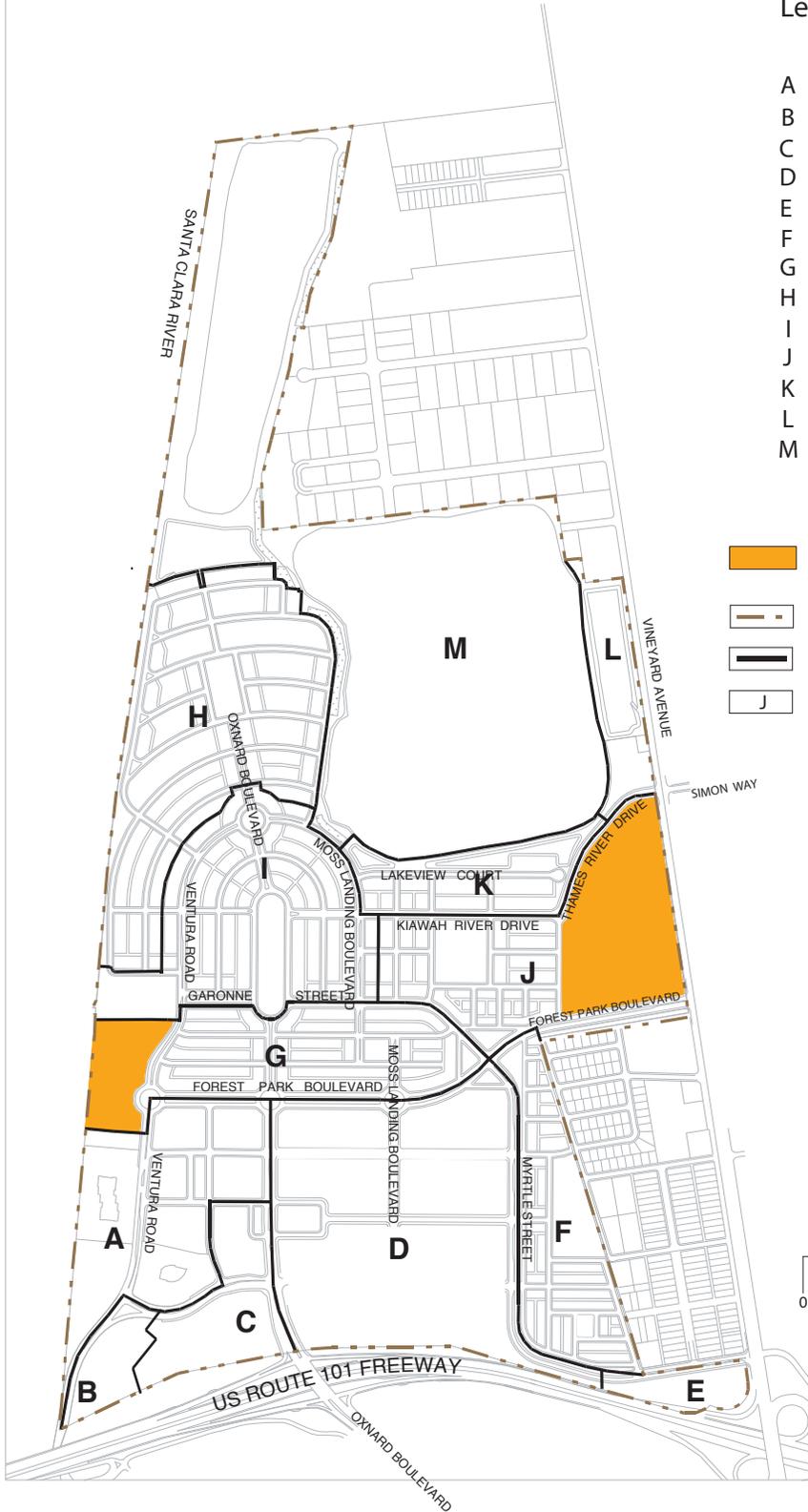
 Residential: Medium (12-18 DU/gross acre)

-  Specific Plan Area
-  Planning District Boundary
-  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.



Land Use Plan Date:
February 14, 2002
August 27, 2002
update through 3/2012

LAND USE PLAN: SPECIALLY PERMITTED USES

prepared for RiverPark Development, LLC by AC Martin Partners with
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2.D

- The Civic Assembly buildings should be of a scale and size appropriate to its particular location within RiverPark.
- c) *Uses Requiring a Deviation of More Than 15% From a Specific Plan Standard*: Section 7 defines the procedure for approving such uses.

2.2.2.6 *Boundary with the Existing El Rio Neighborhood.*

This Master Plan incorporates several land use provisions made in response to discussions with members of the El Rio Neighborhood adjacent to RiverPark's southeastern property line:

- Land uses between the two neighborhoods will be compatible.
- A landscaped buffer between the two communities will be provided by RiverPark on RiverPark property.
- New buildings will be located to avoid impacts from shadows or visual intrusion. The scale of these buildings will be compatible with the present and future residential scale of the existing El Rio neighborhood.

2.2.3 Circulation Concept

RiverPark's circulation system consists of four primary elements:

- The *roadway system* (Exhibit 2.E) will facilitate regional and local access to and from RiverPark. It is also an important component of the open space system.
- The comprehensive *pedestrian system* of sidewalks and trails (Exhibit 2.F) will be attractive and safe, configured to encourage pedestrian trips within RiverPark as an alternative to short auto trips. The system incorporates highly landscaped streetscapes, linking an interconnected series of parks and other public open spaces. These streetscapes are designed to provide an attractive pedestrian experience and encourage walking. An internal recreational trail system will also link with the regional trail system along the Santa Clara River. The land use concept supports this intention by placing residential neighborhoods and a range of commercial uses within easy walking distance (Exhibit 2.G) of

key residential and commercial areas.

- The *bikeway system* (Exhibit 6.C) will incorporate dedicated bikeways, bike lanes on public streets and bike travel in mixed traffic. The internal bikeways will connect with the regional bikeway system.
- *Parking* within RiverPark will be a carefully-considered mix of on-site and on-street parking. Access to residential parking is by a combination of front and alley access. Commercial parking includes shared parking, to make maximum use of each space and minimize the number of spaces provided. Refer to Section 6.2, the Circulation Master Plan and Exhibit 6D.

The development standards and design character of the Circulation Network are defined by Exhibits 2.N through 2.Y, 5.B through 5.N and 6.A through 6.C.

2.2.4 Open Space Concept

RiverPark incorporates an integrated public open space network (Exhibit 2.H), a critical element of the development and of equal importance to the commercial and residential uses.

The principal open space elements are neighborhood and community-wide parks, playfields, vehicular and pedestrian corridors, medians, buffers, entry treatments and focal points, trails, and greening of the perimeters of the Santa Clara River and the storm water control system including water storage/recharge basins.

Section 5, the Landscape Master Plan, details each element of the Open Space Network.

Storm Water System: The three existing mining pits will be improved in accordance with a Reclamation Master Plan (Section 6.10), which will increase the availability of groundwater for the Oxnard Plain area. The Plan incorporates retention basins and swales which will collect and filter storm water before it is either allowed to percolate into the groundwater or be conveyed to the Santa Clara River.

In addition, portions of the pit slopes will be re-contoured and planted with native plant materials to encourage the use of the area as local wildlife habitat and to improve the basin's appearance.

RIVERPARK SPECIFIC PLAN

April 12, 2005



prepared for RiverPark Development, LLC by AC Martin Partners with

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2.3 PROJECT BOUNDARIES AND PLANNING DISTRICTS

2.3.1 Consistency

All land uses and development guidelines within the Specific Plan Area are consistent with the City of Oxnard General Plan Land Use Map.

To the extent possible, the Specific Plan uses the City of Oxnard General Plan Land Use Map land use designations, which indicate the RiverPark Specific Plan Area as a single land use termed Specific Plan. Within this designation, the RiverPark Specific Plan then establishes more detailed land uses.

2.3.2. Specific Plan Area

The Specific Plan Area is the portion of the City of Oxnard within which this Specific Plan applies. The Specific Plan Area is shown by Exhibits 1.B and 1.C.

2.3.3 Planning Districts

Land uses and other development requirements within bounded areas, termed the Specific Plan Area, are allocated within thirteen “Planning Districts” and illustrated by Exhibit 2.I:

District Name

- 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

Each Planning District has a specific constellation of Permitted and, in some cases, Specially Permitted land uses, parking requirements and other development controls. The Planning Districts are utilized and referred to by the Land Use, Commercial Dis-

trict, Residential District and Landscape Master Plans in Sections 2, 3, 4, and 5 respectively as the basic development units to which Specific Plan standards apply.

2.4. LAND USES

2.4.1 Land Use Designations

As discussed in Sub-section 2.2, Exhibits 2.B and 2.D indicate respectively the Permitted and Specially Permitted land uses and their locations within RiverPark. Exhibit 2.C indicates the location of optional live/work and vertical mixed-use product types.

2.4.2 Land Use Summary by Planning District

Exhibit 2.J is the Land Use Summary for each Planning District. It presents the Permitted land uses, along with their gross acreage, maximum commercial area in thousands of square feet, and the allowed dwelling unit range per Planning District.

2.4.3 Land Use Regulatory Categories

The Specific Plan defines two basic regulatory categories of land uses. Districts with Permitted Land Uses are entitled uses that are reviewed by the Development Services Director/Planning Manager and do not require review and approval by the Planning Commission. Districts with Specially Permitted land uses are uses incorporated within the Specific Plan which are allowed with review and approval from the City of Oxnard Planning Commission. The review and approval process is defined in Section 7.

Uses which are not incorporated in the Specific Plan may be provided only with an amendment to the Specific Plan and, if required, a General Plan Amendment (Section 7).

2.4.4 Roadway Sections

Exhibits 2.N through 2.Y indicate sections taken through RiverPark’s major roads. These Sections illustrate the relation between the roadways, parkways and sidewalks, setbacks on Builder/Developer private realm lots, buffers, and street space landscaping. The roadway sections in Section 5 convey more detailed information about the landscape, hardscape,

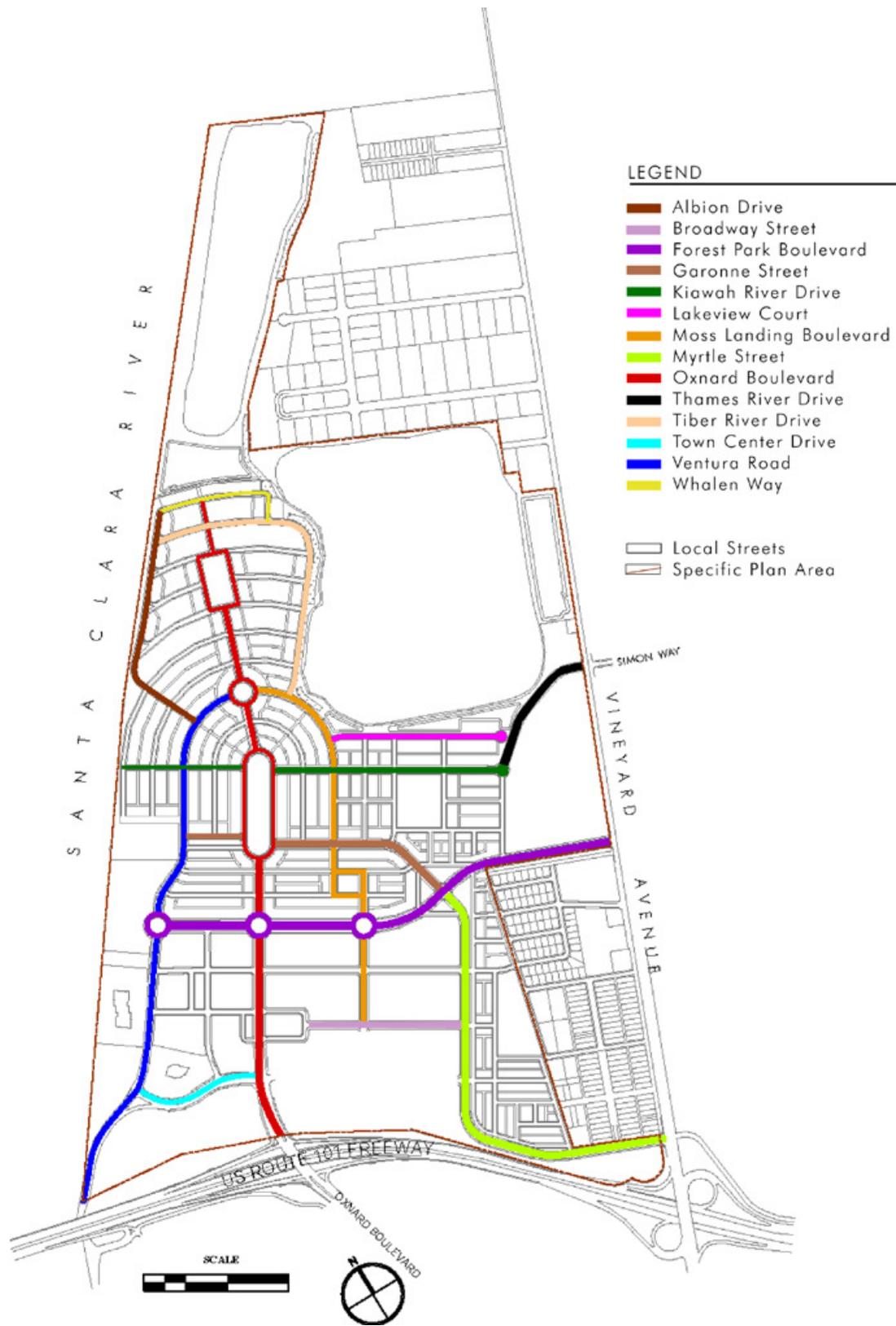
RIVERPARK SPECIFIC PLAN

April 12, 2005
update through 3/2012



prepared for RiverPark Development, LLC by AC Martin Partners with

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VEHICULAR CIRCULATION CONCEPT 2.E

August 27, 2002

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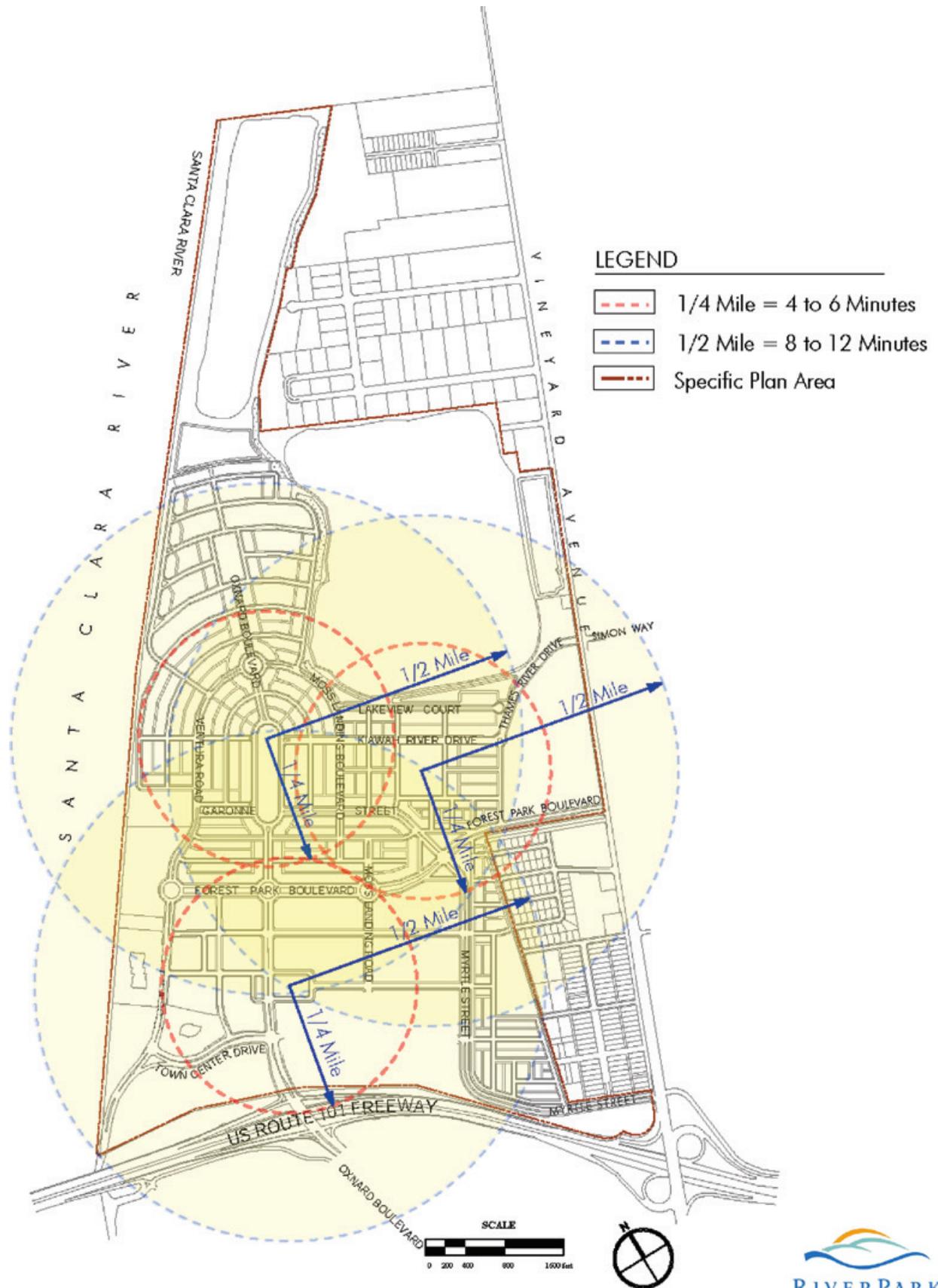
LEGEND

-  Sidewalks
-  Pedestrian Trails
-  Proposed Santa Clara River Trail [Outside of Specific Plan Area]
-  Specific Plan Area
-  Connection with Santa Clara River Trail



PEDESTRIAN CIRCULATION CONCEPT

2.F



August 27, 2002

prepared for **RiverPark Development, LLC** by **AC Martin Partners** with
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WALKING DISTANCE 2.G



LEGEND

- On-site Open Space
- School/Community Park Sites
- Roadway Medians & Parkways
- Proposed Santa Clara River Trail [Outside of Specific Plan Area]
- Specific Plan Area



OPEN SPACE CONCEPT

August 27, 2002

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

Planning Districts

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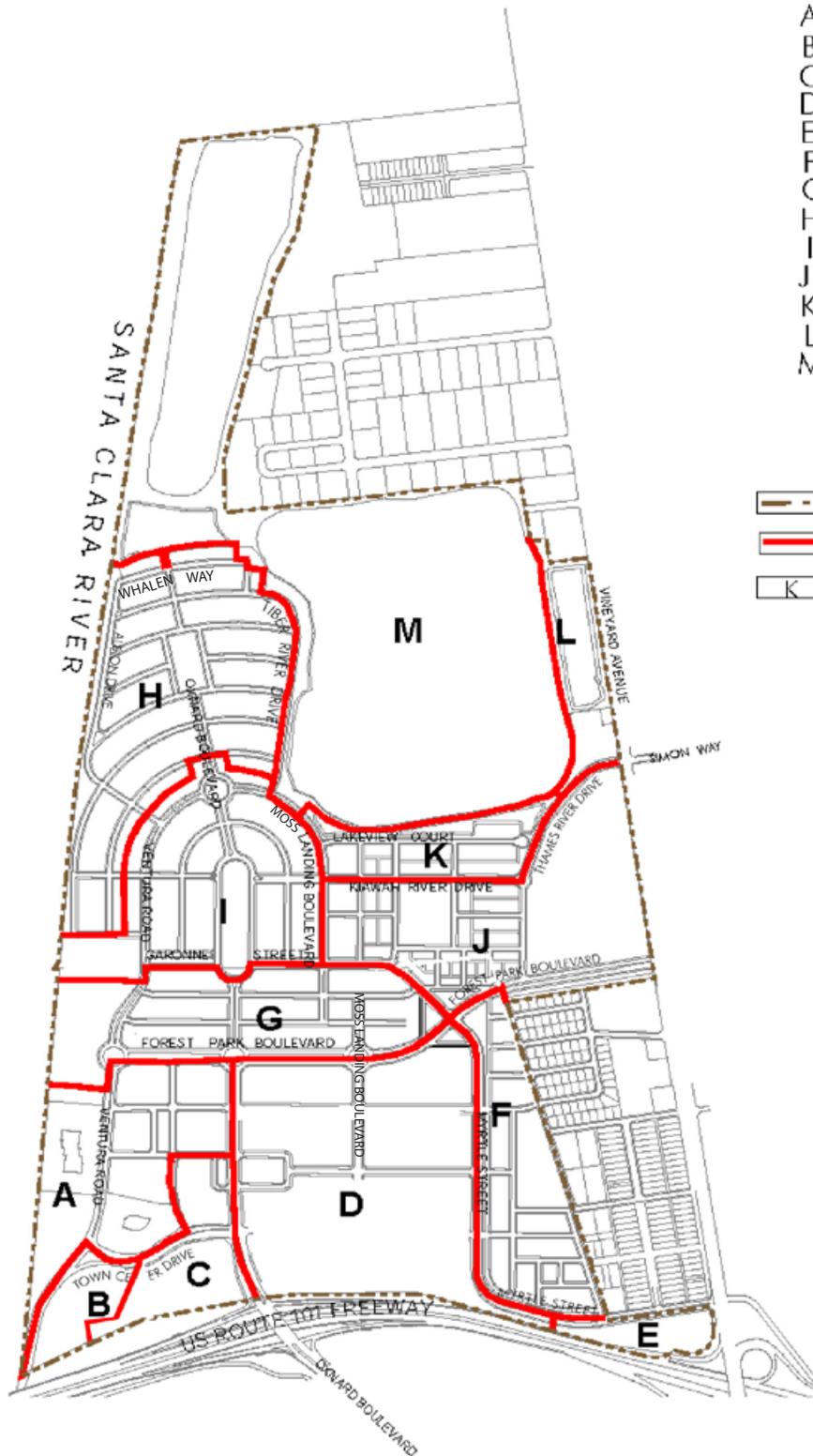
Specific Plan Area



Planning District Boundary



Planning District Designation



PLANNING DISTRICT DESIGNATION

August 27, 2002

update through 3/2012 prepared for RiverPark Development, LLC by AC Martin Partners with

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2.1

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	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	0.6	272		
	OPEN SPACE: PARK SPACE	24.6	478	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	220-512	
	OPEN SPACE: PARK SPACE	3.5	NA		
OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	0.8	NA			
OPEN SPACE: LANDSCAPE BUFFER	0.9	NA			
Subtotals Planning District D	88.4	904	320-662		
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: 3,043 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 Section 2 (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 3,043 units
⁷ Density range provides flexibility in allocating residential units within and between Planning Districts. Lower range is a suggested minimum.
⁸ 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 3,043
⁹ Ground Level Commercial and/or Live/Work use
¹⁰ 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.
¹¹ Convention Hotel number of rooms is 320 with corresponding 272k sf
¹² Subtotals reflect Development Option A, chosen per page 4.5 of the Specific Plan



**Elementary School/
Playfield site**

11.4 acres gross
10.0 acres net

Elementary School

4.3 net acres
(parking, roads, buildings)

Shared Playfields

5.7 net acres



August 27, 2002

SCHOOL AT SANTA CLARA RIVER

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

18.1 acres net

School/Community Park site

30.4 acres gross / 27.3 acres net

Elementary School

4.3 acres net (parking, roads, buildings)

Middle School

4.9 acres net (parking, roads, buildings)



SCHOOLS AT VINEYARD AVENUE



Joint Maintenance Facility

Joint City/County Fire Station Site

JOINT FIRE STATION
AND MAINTENANCE FACILITY SITE



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streetscape and amenities within the street space.

2.4.5 Levels of Land Use Flexibility

The Specific Plan incorporates the following measures to assure that development can meet market demand at the time that each development is constructed:

- *Optional Residential Product Types:* Multiple product types are permitted for each location designated for residential use.
- *Optional Residential Building Densities:* Within each residential land use category, the Builder/ Developer may choose from a range of allowed densities. For example, the Residential: High category allows between 18 to 30 gross dwelling units per acre.
- *Choice of Product Types:* The Specific Plan is designed to provide considerable flexibility in the choice of residential product types and lot sizes within a given area, which is in turn the key to determining the residential density.
- *Flexibility Within Commercial Uses:* Each commercial building type provides options in terms of lot area, width, depth, and coverage, and building height. In some cases, it also provides options for ground and upper floor uses.
- *Vertical Mixed-Use Overlays:* These by-right overlays are located in Planning Districts A, D, G, I, J and K (Exhibit 2.C). They allow the provision of retail, office or optional live/work facilities on the ground level of residential structures.
- *Mixed-Use Land Use in Planning District A:* The Mixed-Use area in this Planning District allows two primary development options, as described in Sections 2, 3 and 4.
- *Specially Permitted Land Uses:* The two school sites allow for an alternate land use of Residential: Medium (Exhibit 2.D). Such uses are subject to approval by the City Planning Commission and City Council, and to receipt of a letter from the Rio School District stating that it does not want to purchase or utilize the land. Procedures for approving Specially Permitted Land Uses are defined in Section 7. Civic Assembly uses are

Specially Permitted uses which may be located within any of the Planning Districts except Planning District M.

- *Ability to Change the Specific Plan:* A Builder/ Developer who wants to provide uses not incorporated as a Specially Permitted land use may apply to the City of Oxnard for an amendment to the Specific Plan. Procedures for doing so are defined by the City of Oxnard.

2.4.6 Affordable Housing

Section 7.10.3 describes RiverPark's Affordable Housing Plan.

2.5 DEVELOPMENT CONTROLS

2.5.1 Introduction

The Specific Plan contains two basic types of development controls—land use standards and design standards.

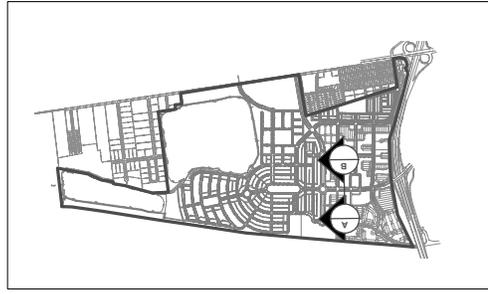
Land Use Standards: The land use standards are indicated by three exhibits in this section. Exhibit 2.B defines all Permitted land uses incorporated by the Specific Plan for the entire Specific Plan Area. It also indicates the Project Boundary and each Planning District Boundary. Exhibit 2.C indicates the locations where optional vertical mixed-use and live/work units may be developed. Exhibit 2.D defines the Specially Permitted land uses within the Specific Plan Area. Section 2.5.2 describes the land use development controls for each Planning District. These controls address Permitted and Specially Permitted land uses, Vertical Mixed-Use Overlays, maximum allowable square footage of commercial, maximum allowable dwelling units, and allowed uses.

Design Standards and Guidelines: The standards for Commercial, Residential and Landscape uses and Infrastructure are located in Sections 3, 4, 5 and 6 of this Specific Plan respectively.

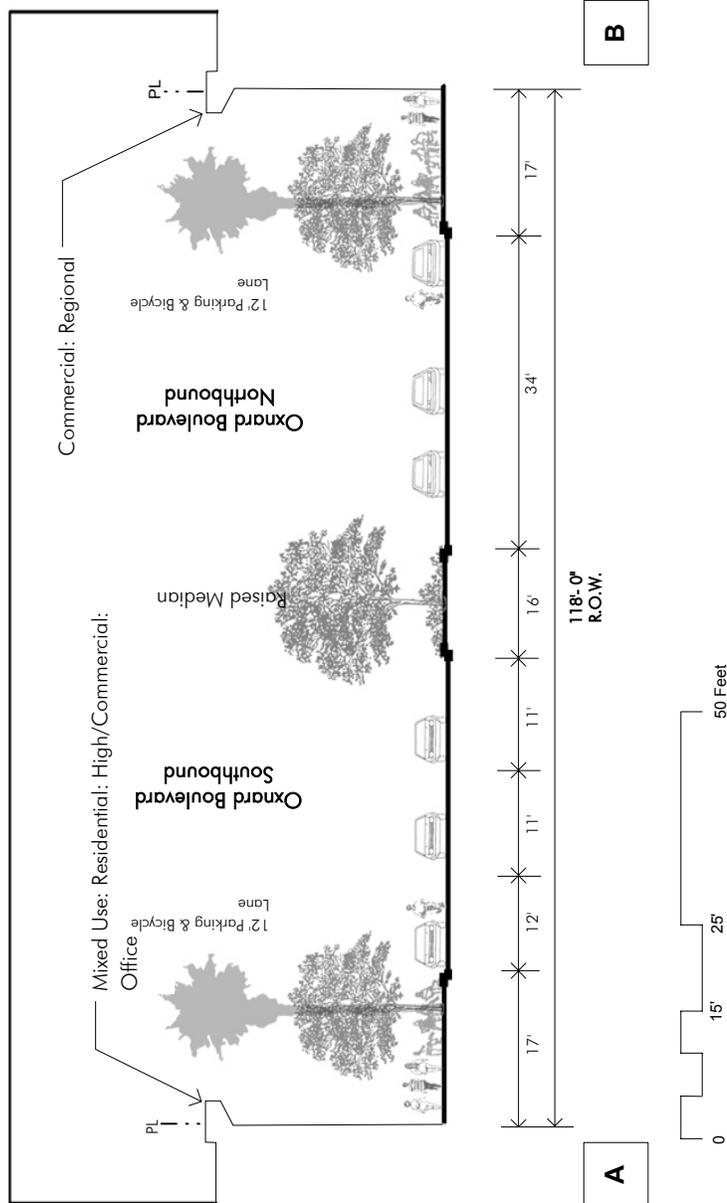
2.5.2 Land Use Standards by Planning District

This sub-section presents Land Use Master Plan Standards for each Planning District in the following format:

1. A brief discussion describes the Planning District in terms of its location, existing development, Permitted land use, Specially Permitted land use, optional live/work units, and the Specific Plan sections in which other development controls are located.
2. Two tables contain the Land Use Summary and Allowed Uses for Each Permitted and Specially Permitted Land Use.



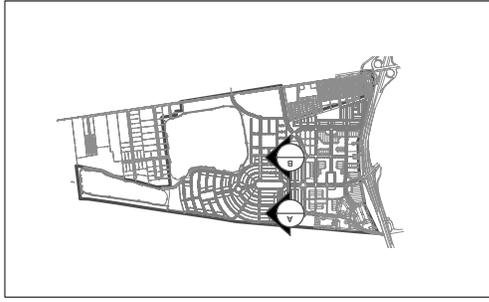
Section Location



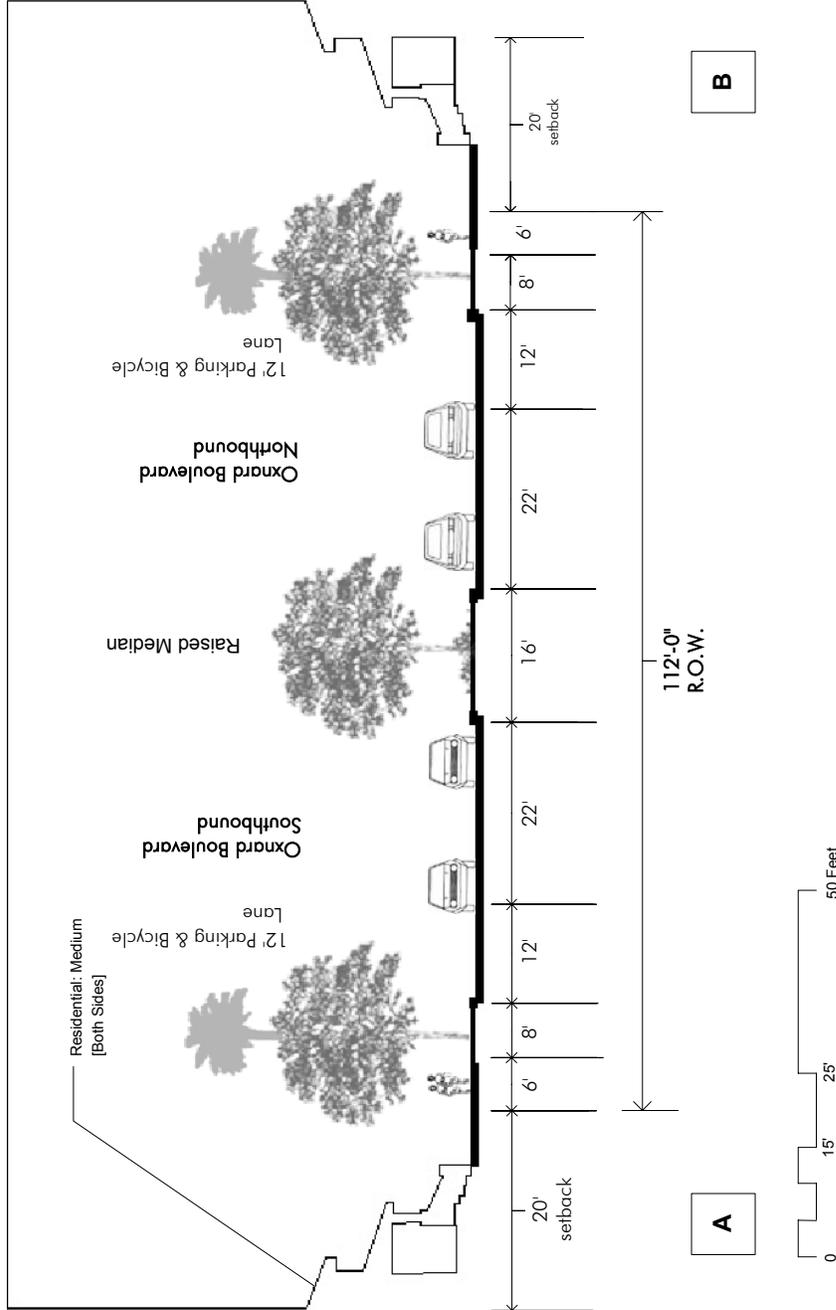
August 27, 2002 **OXNARD BOULEVARD AT RETAIL DISTRICT**

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

2.N



Section Location



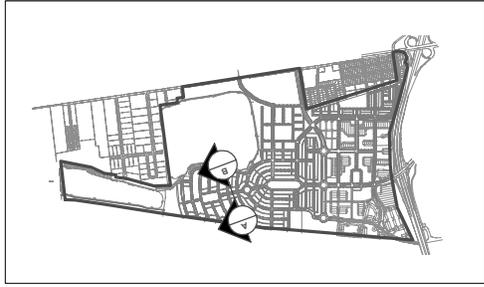
OXNARD BOULEVARD AT PLANNING DISTRICT G



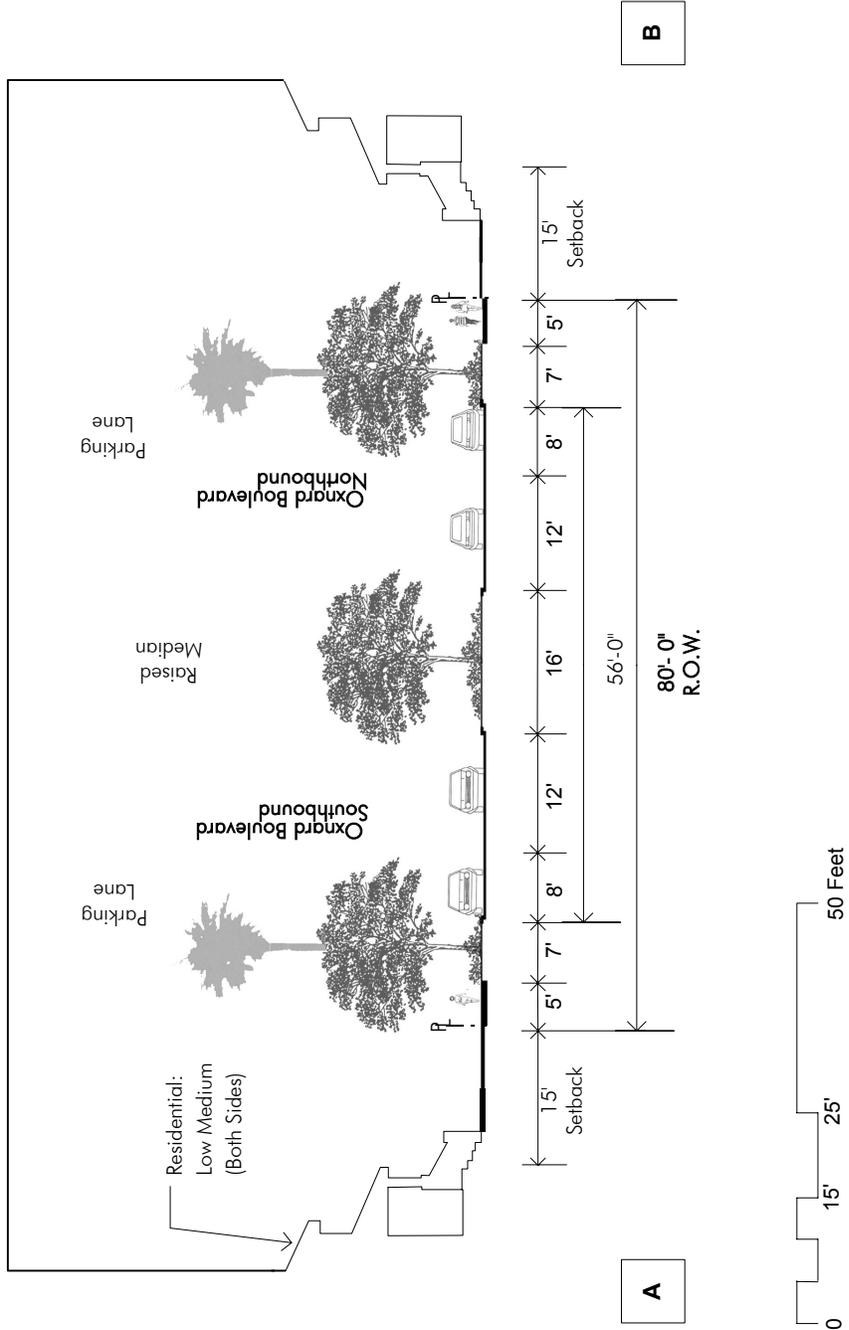
August 27, 2002

prepared for **RiverPark Development, LLC** by **AC Martin Partners** with
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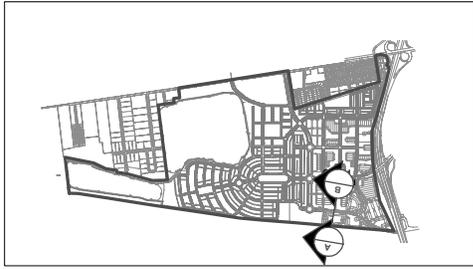
OXNARD BOULEVARD AT SINGLE-FAMILY RESIDENTIAL



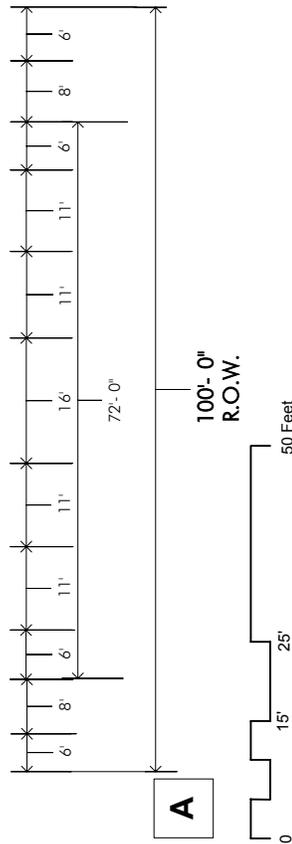
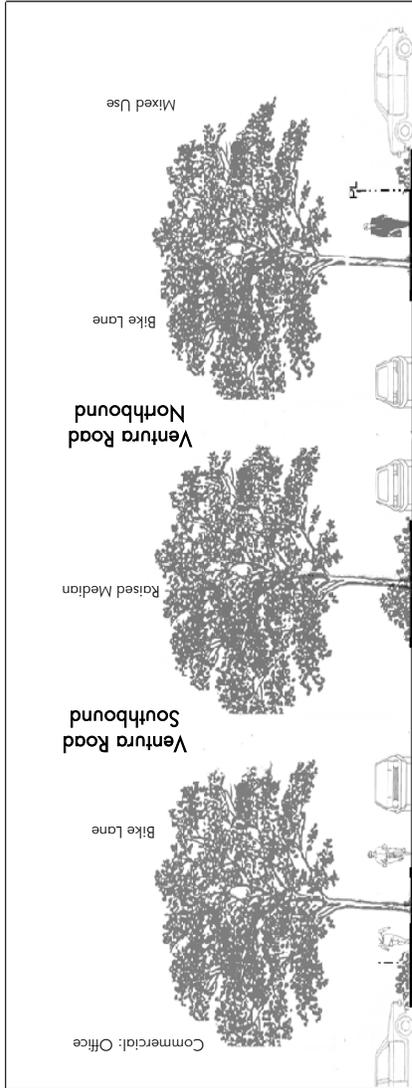
2.P

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Section Location



B

A

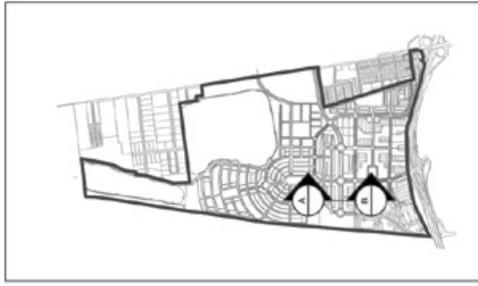
VENTURA ROAD NORTH OF TOWN CENTER DRIVE



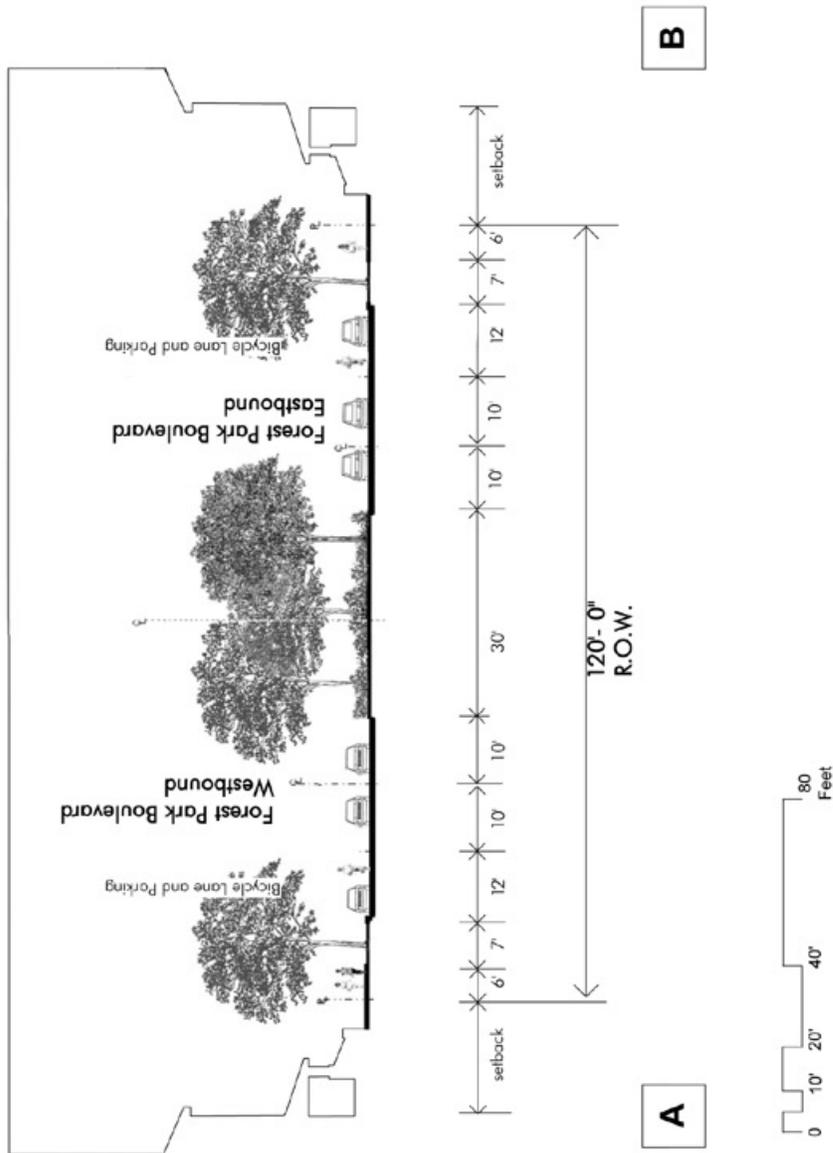
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Section Location



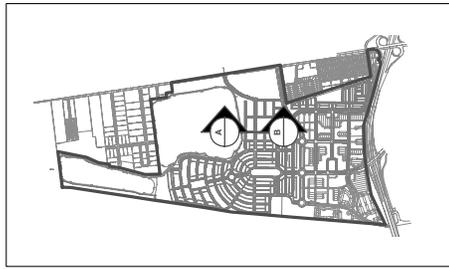
FOREST PARK BOULEVARD

2.R

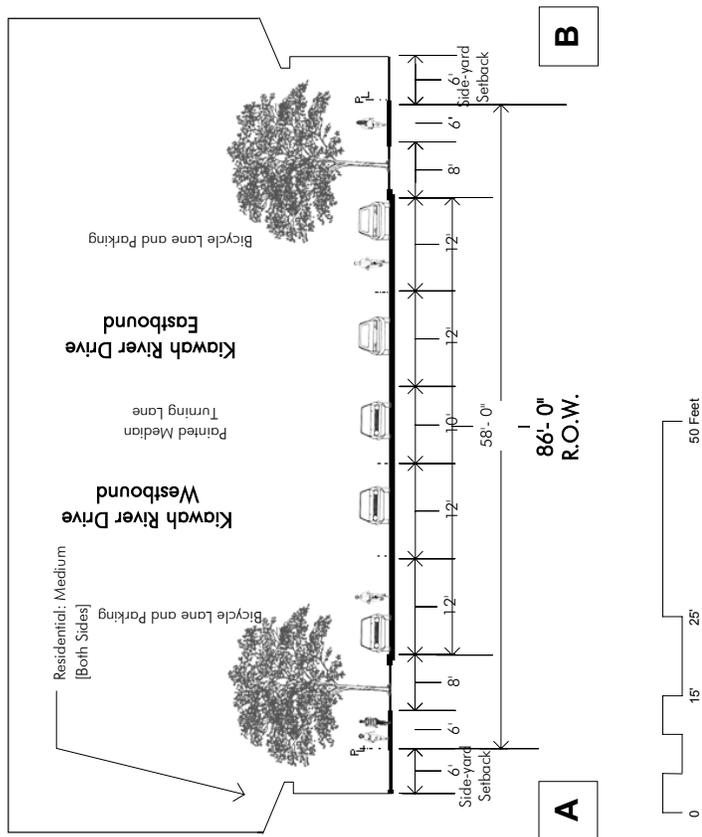
August 27, 2002

update through 3/2012 prepared for RiverPark Development, LLC by AC Martin Partners with

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Section Location



August 27, 2002

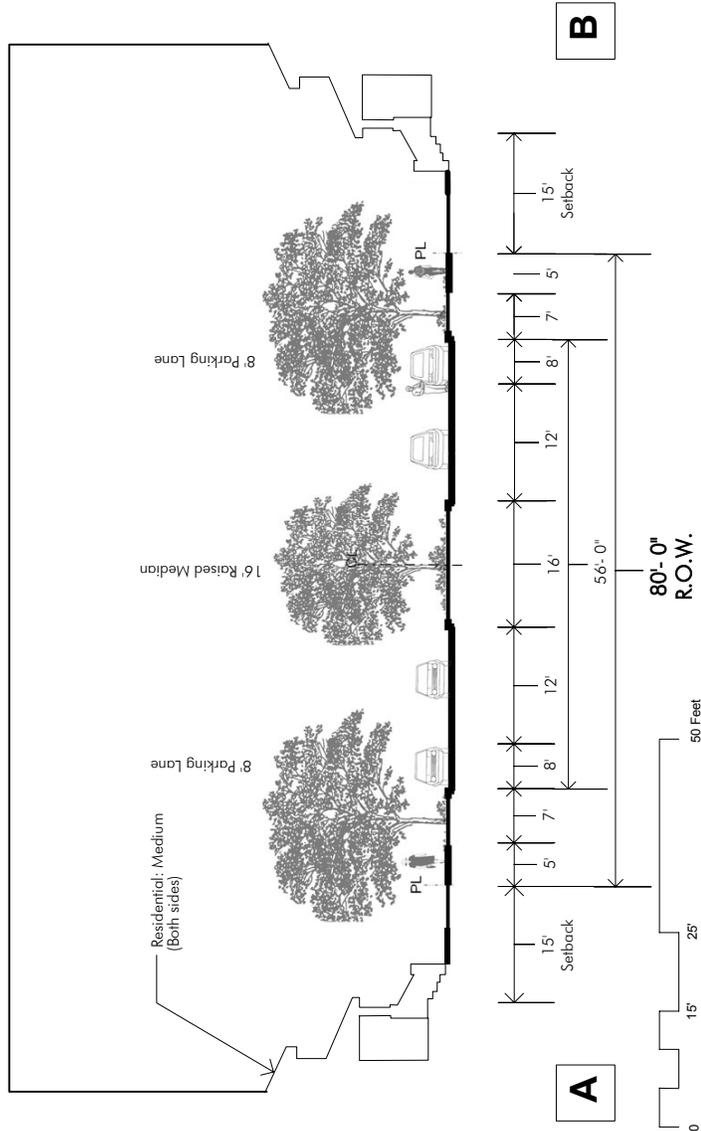
KIAWAH RIVER DRIVE

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



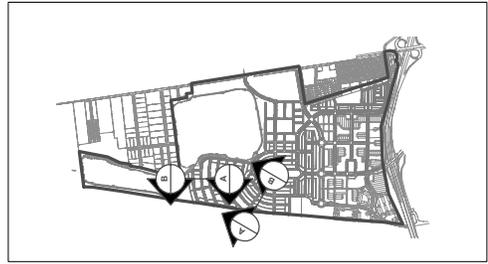
MOSS LANDING BOULEVARD AND VENTURA ROAD NORTH OF GARONNE STREET

August 27, 2002

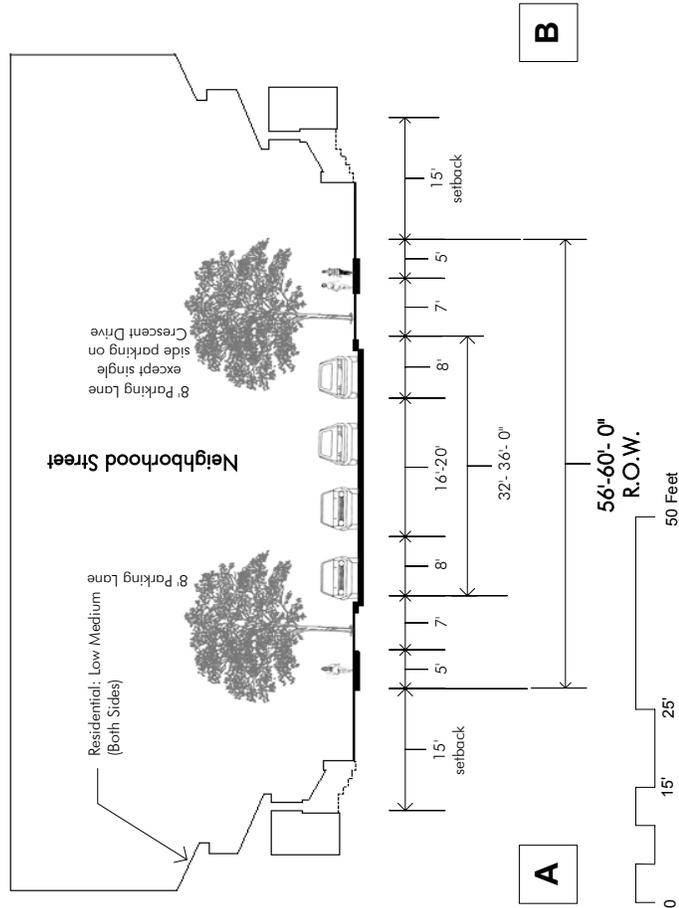
prepared for **RiverPark Development, LLC** by **AC Martin Partners** with
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2.U



Section Location



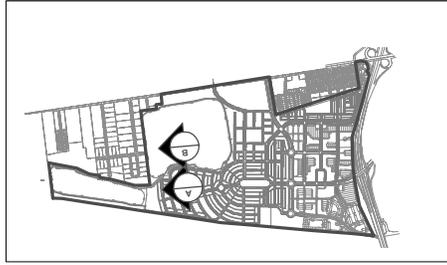
TYPICAL NEIGHBORHOOD STREET

August 27, 2002

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



Section Location

B



A



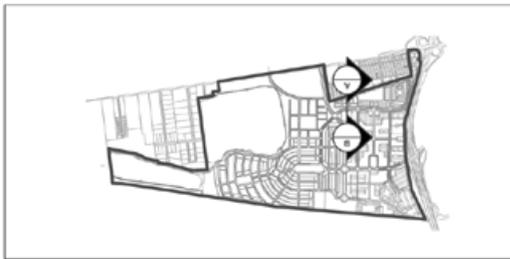
August 27, 2002

CLASS 1 BICYCLE PATH

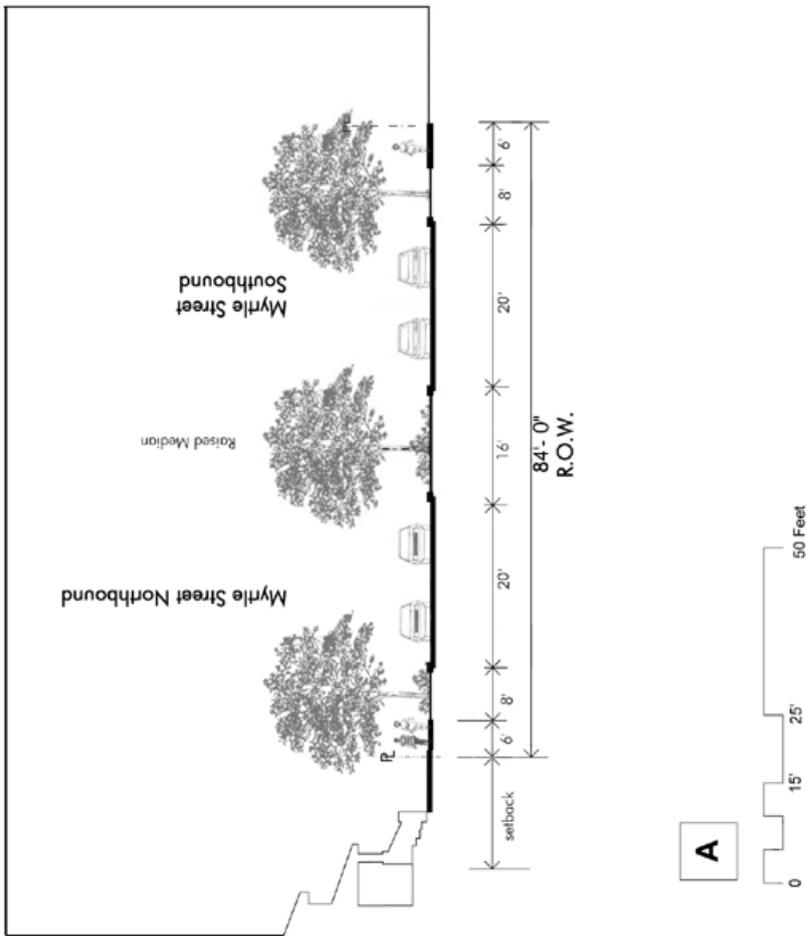
prepared for *RiverPark Development, LLC* by *AC Martin Partners* with
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2.W



Section Location



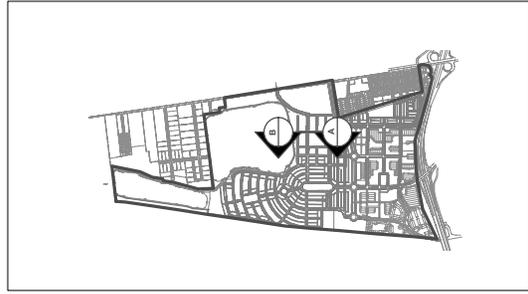
August 27, 2002

update through 3/2012 prepared for RiverPark Development, LLC by AC Martin Partners with

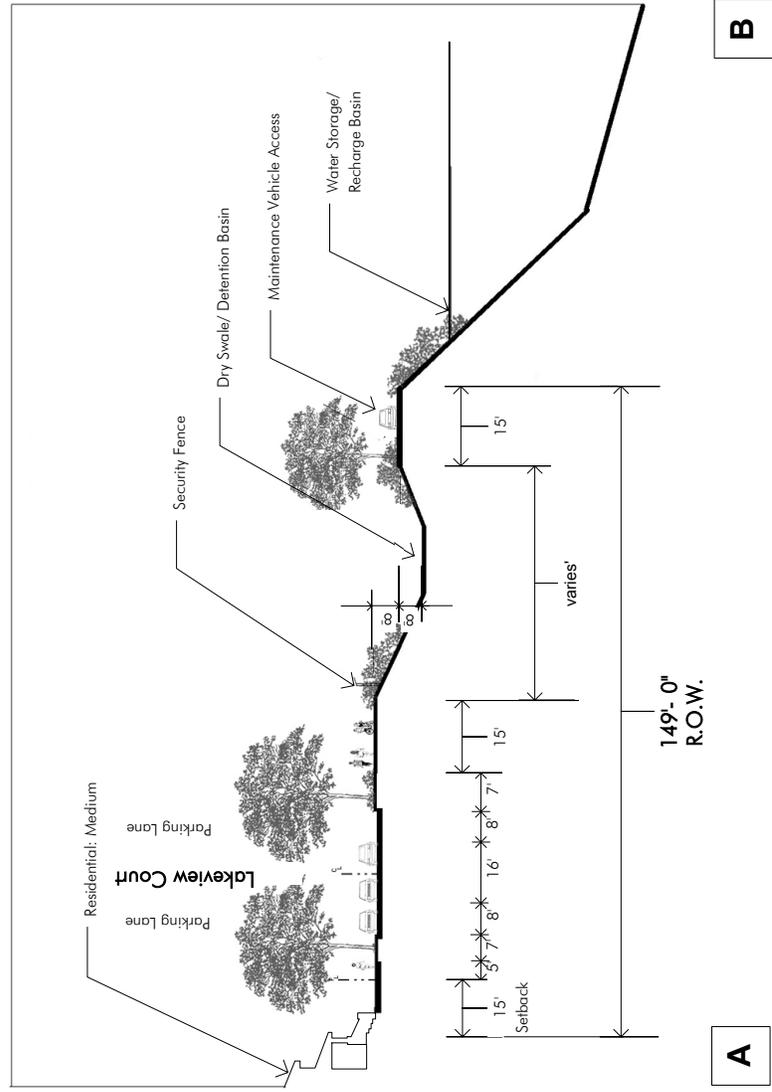
RTKL / EDSA / CRAIN AND ASSOCIATES / WILLIAM HEZMALHALCH ARCHITECTS / HUITT-ZOLLARS

MYRTLE STREET





Section Location



LAKEVIEW COURT AT WATER STORAGE/ RECHARGE BASIN



2.Y

August 27, 2002

prepared for **RiverPark Development, LLC** by **AC Martin Partners** with
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2.5.2.1 **PLANNING DISTRICT A: Mixed-Use/Office District**

Location: Planning District A is located in the southwest portion of RiverPark “A” bordered by the Santa Clara River levee, Oxnard Boulevard, Forest Park Boulevard, Ventura Road

and Town Center Drive. The district is adjacent to Planning District B (West Peripheral Commercial District), Planning District C (Convention/Hotel District), Planning District D (Town Square Commercial District), and Planning District G (Village Square Neighborhood District). The District encompasses 47.5 acres. For the boundaries and location of the Planning District, refer to Exhibit 2.I. Direct pedestrian access is provided to the adjacent Convention/Hotel facility and the nearby Town Square. Pedestrian and bicycle access will also link the Mixed-Use/Office District to the surrounding residential neighborhoods and community open spaces.

Permitted Land Use: This Planning District contains four permitted land uses: Mixed-Use, Commercial: Office, Open Space: Park Space and Open Space: Miscellaneous. It also incorporates two existing office structures within the Commercial: Office area.

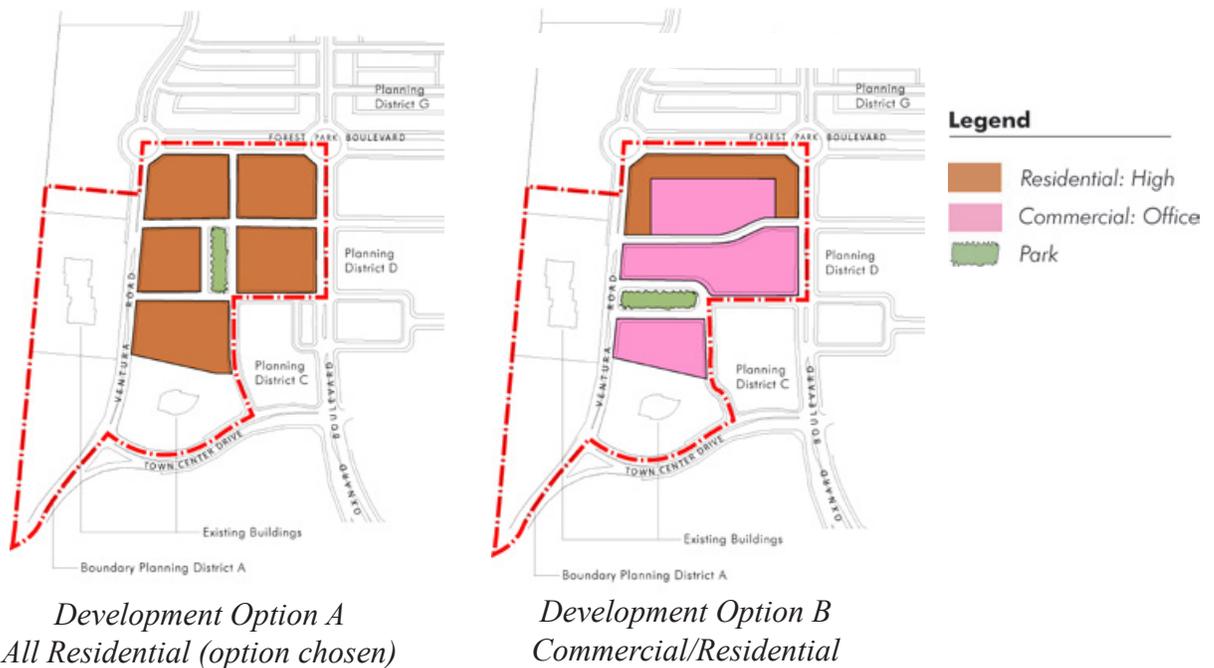
Mixed-Use Area

The RiverPark Specific Plan incorporates existing office development, allows new office development and also incorporates a Mixed-Use area.

One of two development options may be exercised in the mixed-use area:

- 1) Development Option A: Residential (All blocks within the Mixed-Use area to be developed as Residential: High.)
- 2) Development Option B: Commercial/Residential. (A combination of Residential: High and Commercial: Office within the Mixed-Use area)

Note that the parcel and road layout within the Mixed-Use portion of Planning District A differs according to the development option chosen.



RIVERPARK SPECIFIC PLAN

April 12, 2005



prepared for RiverPark Development, LLC by AC Martin Partners with

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

An approximately 1.3-acre landscaped commons planted with large-canopy trees and other landscape enhancements will be designed to meet the specific combination of land uses which are developed in the Mixed-Use area.

Remaining Area

The remainder of Planning District A, which contains two existing office buildings completed before approval of the Specific Plan, is allocated to Commercial: Office use. See Section 3 for guidelines related to existing structures. As shown on the Land Use Plan, Exhibit 2.B, the parcel immediately south of the elementary school site has an underlying Permitted Use of Open Space: Park Space.

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

General Controls:

Refer to the following sections for additional development controls and implementation information generally applicable to Planning District A:

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

Controls for development within the Mixed-Use Area:

The first development within the Mixed-Use area will determine which of the two Development Options will be utilized. The Regulatory Plan, Exhibit 3.C, for Development Option A: All Residential is contained in Section 4, Residential Master Plan. The regulatory plan for Development Option B: Commercial/Residential is located in Section 3, Commercial Master Plan. Implementation issues associated with the Mixed-Use area are discussed in Section 7, Implementation.

2.5.2.1 PLANNING DISTRICT A: Mixed-Use/Office District

LAND USE SUMMARY*

<i>Permitted Land Use</i>	<i>Gross Acreage</i>	<i>Max KSF Allowable</i>	<i>Allowed DU Range</i>
MIXED-USE			
Development Option A: All Residential (option chosen)			
RESIDENTIAL: HIGH	21.1	20.0	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	221.0	na
Remaining Parcels Designated Commercial	9.3	200.0	na
COMMERCIAL: OFFICE OR OPEN SPACE: PARK SPACE	1.3	15	na
OPEN SPACE: MISCELLANEOUS	0.4	na	na
Dry Swales/Detention Basins			
Planning District A Totals Opt. A	47.5 acres	456.0 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*

<i>Permitted Land Use</i>	<i>Allowed Use</i>
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 Commercial: Regional land use. The Specific Plan accommodates up to 104,000 square feet of retail uses including offices, retail uses and food service facilities. 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 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
COMMERCIAL: REGIONAL	5.5	104
Planning District B Totals	5.5 acres	104** KSF

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

Permitted Land Use	Allowed Use
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.

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 Commercial: Regional, Commercial: Convention Hotel and Open Space: Park Space. The RiverPark Specific Plan allows up to 206,000 square feet of retail uses including offices, retail uses and food service facilities. The Convention Hotel can be up to 272,000 square feet. Buildings up to five stories may be constructed, with 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 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
COMMERCIAL: REGIONAL	24	206
COMMERCIAL: CONVENTION HOTEL		272
OPEN SPACE: GREEN SPACE	0.6 na	
<i>Planning District C Totals</i>	24.6 acres	4786 KSF

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

Permitted Land Use	Allowed Use
COMMERCIAL: REGIONAL	<p>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.</p> <p>Banks; savings and loan associations and other financial institutions.</p> <p>Office Uses.</p> <p>On-sale and off-sale alcohol*</p> <p>Similar uses as determined acceptable by the Director of the Development Services Department of the City of Oxnard.</p>
COMMERCIAL: CONVENTION/HOTEL	<p>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.</p> <p>Banks; savings and loan associations and other financial institutions.</p> <p>Hotel.</p> <p>Convention facilities including meeting and conference rooms, food service, foyers.</p> <p>On-sale and off-sale alcohol*</p> <p>Similar uses as determined acceptable by the Director of the Development Services Department of the City of Oxnard.</p>
OPEN SPACE: PARK SPACE	

Note:

* 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.

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 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

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

LAND USE SUMMARY*

<i>Permitted Land Use</i>	<i>Gross Acreage</i>	<i>Max KSF Allowable</i>	<i>Allowed DU Range</i>
COMMERCIAL: REGIONAL	68.2	904.0	na
VERTICAL MIXED-USE OVERLAY			100-150
RESIDENTIAL: HIGH	15.0	0	220-512
OPEN SPACE: GREEN SPACE	3.5	na	na
OPEN SPACE: MISCELLANEOUS	0.8	na	na
Dry Swales/Detention Basins			
OPEN SPACE: LANDSCAPED BUFFER	0.9	na	na
Planning District D Totals		904 KSF	320-662 units

Note:

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

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

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

<i>Permitted Land Use</i>	<i>Allowed Use</i>																																		
COMMERCIAL: REGIONAL Retail/Entertainment	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: <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Antique store</td> <td style="width: 50%;">Music store selling recorded music and/or instruments, including incidental musical and vocal instruction</td> </tr> <tr> <td>Apparel, clothing and millinery store</td> <td>and vocal instruction</td> </tr> <tr> <td>Art studio or gallery</td> <td>Newsstand</td> </tr> <tr> <td>Delicatessens and sandwich shops</td> <td></td> </tr> <tr> <td>Electronics, television, and radio store, including incidental repair.</td> <td>Parking structures</td> </tr> <tr> <td>Expo Pavilions</td> <td>Pet store</td> </tr> <tr> <td>Florist</td> <td>Photographic equipment and sales</td> </tr> <tr> <td>Food and Wine Exposition</td> <td>Police substation</td> </tr> <tr> <td>Furniture store</td> <td>Post Office</td> </tr> <tr> <td>Gift store</td> <td>Post offices and mailing services</td> </tr> <tr> <td>Health centers and clubs</td> <td>Public Library</td> </tr> <tr> <td>Hobby shop</td> <td>Restaurants</td> </tr> <tr> <td>Interior decorating service</td> <td>Shoe store</td> </tr> <tr> <td>Jewelry store</td> <td>Sporting goods store</td> </tr> <tr> <td>Luggage store</td> <td>Stationary and card sales</td> </tr> <tr> <td>Office</td> <td>Toy store</td> </tr> <tr> <td></td> <td>Travel and ticket agencies</td> </tr> </table> <p>Similar uses as determined acceptable by the Director of the Development Services Dept. of the City of Oxnard.</p>	Antique store	Music store selling recorded music and/or instruments, including incidental musical and vocal instruction	Apparel, clothing and millinery store	and vocal instruction	Art studio or gallery	Newsstand	Delicatessens and sandwich shops		Electronics, television, and radio store, including incidental repair.	Parking structures	Expo Pavilions	Pet store	Florist	Photographic equipment and sales	Food and Wine Exposition	Police substation	Furniture store	Post Office	Gift store	Post offices and mailing services	Health centers and clubs	Public Library	Hobby shop	Restaurants	Interior decorating service	Shoe store	Jewelry store	Sporting goods store	Luggage store	Stationary and card sales	Office	Toy store		Travel and ticket agencies
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Jewelry store	Sporting goods store																																		
Luggage store	Stationary and card sales																																		
Office	Toy store																																		
	Travel and ticket agencies																																		
COMMERCIAL: HOTEL																																			
RESIDENTIAL: HIGH																																			
OPEN SPACE: GREEN SPACE	Town Square																																		
OPEN SPACE: MISCELLANEOUS																																			
Dry Swales/Detention Basins	Dry Swales/Detention Basins																																		
OPEN SPACE: MISCELLANEOUS	Landscaped Buffer																																		

Note:

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

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

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

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

Specially Permitted Land Use: Yes

Vertical Mixed-Use Overlay: No

Optional Live/Work Units: No

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

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

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

LAND USE SUMMARY*

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

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

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

Notes:

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

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

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

2.5.2.6 PLANNING DISTRICT **F**: Vineyards Neighborhood District

LAND USE SUMMARY*

<i>Permitted Land Use</i>	<i>Gross Acreage</i>	<i>Max KSF Allowable</i>	<i>Allowed DU Range</i>
RESIDENTIAL: HIGH	12.3	0	140-310
RESIDENTIAL: MEDIUM	15.5	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
<i>Planning District F Totals</i>	37.9 acres	5 KSF	290-482 units

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

<i>Permitted Land Use</i>	<i>Allowed Use</i>
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.

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

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 in District G:

- ❑ 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

LAND USE SUMMARY*

<i>Permitted Land Use</i>	<i>Gross Acreage</i>	<i>Maximum Allowable KSF</i>	<i>Allowed DU Range</i>
RESIDENTIAL: MEDIUM	37.6	15**	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	15 KSF	325-425 units

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

<i>Permitted Land Use</i>	<i>Allowed Use</i>
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.

2.5.2.8 PLANNING DISTRICT **H**: RiverPark Crescent Neighborhood District

Location: Planning District H is a 83.9 acre neighborhood in the northern portion of the Project located in RiverPark “B.” It is bordered by Planning District I (RiverPark Loop Neighborhood District) to the south, the Santa Clara River levee to the west and Planning District M (Water Storage/Recharge Basins & Storm Water Control District) to the east and north. For the boundaries and location of the Planning District, refer to Exhibit 2.I.

Permitted Land Use: The RiverPark Specific Plan allows for the development of a range of from 450-492 Residential: Low-Medium units focused around the 3.3-acre Crescent Park. Open Space: Neighborhood Parks is the second Permitted use.

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 H:

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

2.5.2.8 PLANNING DISTRICT **H**: RiverPark Crescent Neighborhood District

LAND USE SUMMARY*

<i>Permitted Land Use</i>	<i>Gross Acreage</i>	<i>Maximum Allowable KSF</i>	<i>Allowed DU Range</i>
RESIDENTIAL: LOW-MEDIUM	80.6	na	450-492
OPEN SPACE: NEIGHBORHOOD PARKS	3.3	na	na
Planning District H Totals	83.9 acres	na	450-492 units

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

<i>Permitted Land Use</i>	<i>Allowed Use</i>
RESIDENTIAL: LOW-MEDIUM	Single-Family Residential
OPEN SPACE: NEIGHBORHOOD PARKS	Neighborhood Park

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.

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

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

2.5.2.9 PLANNING DISTRICT I: RiverPark Loop Neighborhood District

LAND USE SUMMARY*

<i>Permitted Land Use</i>	<i>Gross Acreage</i>	<i>Maximum Allowable KSF</i>	<i>Allowed DU Range</i>
RESIDENTIAL: MEDIUM	43.0	10.0**	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
<i>Planning District I Totals</i>	56.8 acres	10.0 KSF	375-510 units

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

<i>Permitted Land Use</i>	<i>Allowed Use</i>
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.

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

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

2.5.2.10 PLANNING DISTRICT **J**: RiverPark Mews Neighborhood District

LAND USE SUMMARY*

<i>Permitted Land Use</i>	<i>Gross Acreage</i>	<i>Maximum Allowable KSF</i>	<i>Allowed DU Range</i>
RESIDENTIAL: MEDIUM and LOW	21.0	10.0**	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
<i>Planning District J Totals</i>	61.4 acres	10.0 KSF	220-310 units

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

<i>Permitted Land Use</i>	<i>Allowed Use</i>
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.

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

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

- ❑ 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

LAND USE SUMMARY*

<i>Permitted Land Use</i>	<i>Gross Acreage</i>	<i>Maximum Allowable KSF</i>	<i>Allowed DU Range</i>
RESIDENTIAL: MEDIUM	10.5	5.0**	70-98
OPEN SPACE: MISCELLANEOUS			
Dry Swales/Detention Basins	8.0	na	na
Planning District K Totals	18.5 acres	5.0 KSF	70-98 units

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

<i>Permitted Land Use</i>	<i>Allowed Use</i>
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.

2.5.2.12 PLANNING DISTRICT **L**: Public Facility District

Location: The 13.6-acre Planning District L occupies the central-eastern portion of the Project in RiverPark “B.” The District is bordered by Vineyard Avenue to the east and the Brigham-Vickers Water Storage/ Recharge Basin to the west, and Thames River Drive to the south. Planning District K (Lakeside Neighborhood District) is adjacent to the south. For the boundaries and location of the Planning District, refer to Exhibit 2.I.

Permitted Land Use: The Permitted Uses are Public Facilities and Open Space: Miscellaneous: Water Storage/Recharge Basin. The majority of the Planning District, 11.1 acres, will be occupied by the East Detention Basin. The remaining 2.5 acres will house a joint City/County Fire Station and two maintenance yards (Exhibit 2.M).

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 L.

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

2.5.2.12 PLANNING DISTRICT **L**: Public Facility District

LAND USE SUMMARY*

<i>Permitted Land Use</i>	<i>Gross Acreage</i>	<i>Maximum Allowable KSF</i>
PUBLIC FACILITIES	2.5	na
OPEN SPACE: MISCELLANEOUS: WATER STORAGE/RECHARGE BASINS	11.1	na
<i>Planning District L Totals</i>	13.6 acres	0 KSF

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

<i>Permitted Land Use</i>	<i>Allowed Use</i>
PUBLIC FACILITIES	Public Facilities
OPEN SPACE: MISCELLANEOUS: WATER STORAGE/RECHARGE BASINS	Water Storage/Recharge Basins

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.

2.5.2.13 PLANNING DISTRICT **M**: Water Storage/Recharge Basins & Storm Water Control District

Location: The 201.9-acre Planning District M is located in the northernmost portion of the RiverPark Project. The area is bordered by industrial uses to the north and the Santa Clara River levee to the west. The area is surrounded by Planning District H (RiverPark Crescent Neighborhood District), Planning District I (RiverPark Loop Neighborhood District), Planning District K (Lakeside Neighborhood District) and Planning District L (Public Facility District). For the boundaries and location of the Planning District, refer to Exhibit 2.I.

Permitted Land Use: This District contains land uses related to water control and treatment, as well as landscaped open space and trails.

- ❑ **Open Space: Miscellaneous: Water Storage/Recharge Basins** which consists of the Brigham-Vickers Water Storage/Recharge Basin and the Large Woolsey Water Storage/Recharge Basin.
- ❑ **Open Space: Miscellaneous: Dry Swales/Detention Basins** which incorporates: landscaped park areas bordering the water storage/recharge basins which contain landscaped storm water dry swales, detention basins, pedestrian trails, a maintenance road, and landscaping buffers.
- ❑ **Open Space: Landscaped Buffer.**

Specially Permitted Land Use: No

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 M:

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

2.5.2.13 **PLANNING DISTRICT M: Water Storage/Recharge Basins & Storm Water Control District**

LAND USE SUMMARY

<i>Land Use</i>	<i>Gross Acreage</i>	<i>Max KSF Allowable</i>
Permitted Land Use		
OPEN SPACE: MISCELLANEOUS		
Water Storage/Recharge Basins	168.6	na
Permitted Land Use		
OPEN SPACE: MISCELLANEOUS		
Dry Swales/Detention Basins	19.3	na
Permitted Land Use		
OPEN SPACE: LANDSCAPED BUFFER	14.0	na
<i>Planning District M Totals</i>	201.9 acres	na

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE

<i>Land Use</i>	<i>Allowed Use</i>
Permitted Land Use	
OPEN SPACE: MISCELLANEOUS	
Water Storage/Recharge Basins	Water Storage/Recharge Basins
Permitted Land Use	
OPEN SPACE: MISCELLANEOUS	
Dry Swales/Detention Basins	Dry Swales/Detention Basins
Permitted Land Use	
OPEN SPACE: LANDSCAPED BUFFER	Landscaped Buffer



C O M M E R C I A L

RIVERPARK SPECIFIC PLAN

master plan

section

3



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

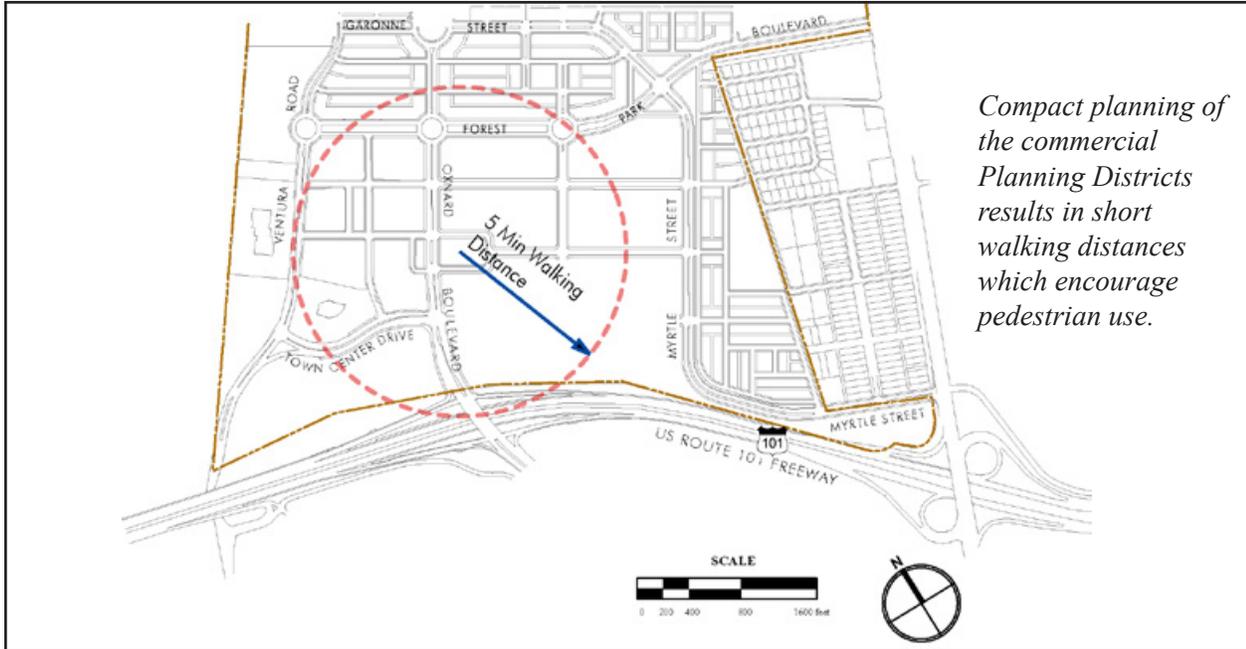
- Planning District A: This Planning District consists of two areas: 1) an area containing parcels with existing office uses as well as vacant parcels designated for Commercial: Office uses; and 2) a sub-district designated for a mixed-use land use. This area has two development options.

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 office and retail.
- Planning District C: The Convention/Hotel complex, which complements and is a western extension of the central Commercial District.
- 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. It also features a Food and Wine Expo which highlights the local and regional agricultural and wine-growing industries. 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.

3.2 COMMERCIAL DEVELOPMENT CONCEPT

Exhibit 3.A illustrates a commercial district illustrative master plan which is based on the vision, standards and guidelines of this Specific Plan. Exhibit 3.B shows the distinct planning sub-districts underlying the Illustrative Master Plan. The land use descriptions below indicate the overall character that is desired for each sub-district.

- ❑ Sub-district 1: Convention Hotel
Boutique retail such as clothiers, stationers, flower and coffee shops, bistros, restaurants and similar related uses are allowed.
- ❑ Sub-district 2: Town Square Retail/Entertainment/Restaurants and Residential
With the commercial variety of a true downtown, this sub-district allows: big box retail, department stores, in-line retail shops such as small restaurants, shops, mini anchors including books, music, video and clothing, offices above retail, ground floor offices and related uses. Special public events will be held at the Town Square such as performances and festi-

vals. Residential uses are provided for along Forest Park Boulevard and Oxnard Boulevard and above ground-floor commercial.

- ❑ Sub-district 3: Neighborhood Commercial
This sub-district includes supermarkets, drug-stores, pet stores, wholesale stores and similar uses meeting the day-to-day needs of RiverPark’s residents, workers and visitors.
- ❑ Sub-district 4: Food and Wine Venue
This sub-district contains a marketplace specializing in showcasing regional cuisine and produced. A mix of large pad warehouse style buildings share a common market square size and an infrastructure to support a world-class farmers’ market.
Allowed uses include wine-making, culinary schools, demonstration food production factories, garden centers, kitchen supply stores, corporate food industry showcase pavilions, and similar uses. This plan allows programmed events to occur in the public areas.
- ❑ Sub-district 5: Retail/Office
This sub-district allows fast food restaurants, pad restaurants, service retail and related uses benefitting from freeway exposure.

RIVERPARK SPECIFIC PLAN

April 12, 2005

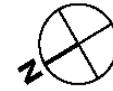


prepared for RiverPark Development, LLC by AC Martin Partners with

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VIEW FROM SOUTH



- Legend**
- ① Mixed-Use Development Option B: Commercial/Residential see Section 4 for Development Option A
 - ② Convention 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
 - Commercial District Boundary
 - - - Mixed Use Area

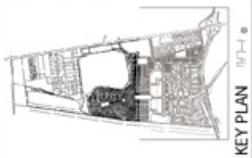
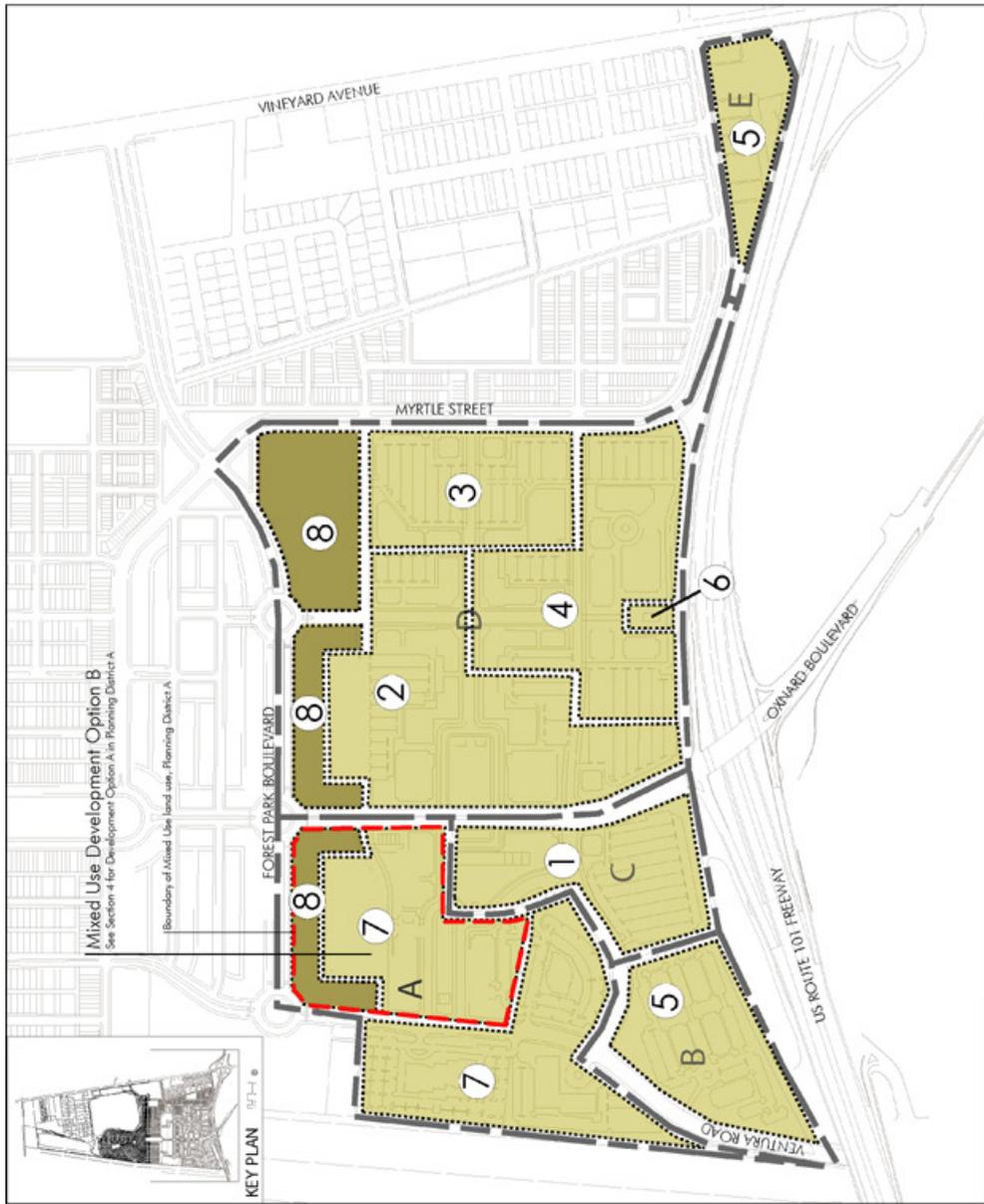
COMMERCIAL DISTRICT ILLUSTRATIVE MASTER PLAN



August 27, 2002

prepared for RiverPark Development, LLC by AC Martin Partners with

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



COMMERCIAL SUB-DISTRICTS

3.B

August 27, 2002

prepared for RiverPark Development, LLC by AC Martin Partners with
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- Sub-district 6: Roadside Market Pavilion

The Pavilion will feature fruits and vegetables grown by local farmers.

- Sub-district 7: Office.

This sub-district contains two development areas. Closest to the Santa Clara River are unbuilt development parcels as well as existing office structures built previous to the implementation of this Specific Plan. Allowed uses in this areas include large pad office, retail, and parking.

The portion of Sub-district 7 within the red boundary shown by Exhibit 3.B is designated as a mixed-use land use. This sub-district allows two alternative Development Options: Development Option A is an all residential option and is shown in Section 4, Residential Master Plan. Development Option B, indicated by Exhibit 3.B, requires large pad office uses with optional ground floor service uses. Retail services such as printers, mail services, dry cleaners, shoe repair, messenger services, cafes, bistros, sandwich shops and similar related uses may be located at the ground floors of the office uses.

- Sub-district 8: Residential: This area is designated for Residential: High use by Development Option B. Allowable residential product types are indicated by Exhibit 3.C. The standards for these product types are located in Section 4.
- Parking Fields

The Commercial District allows shared and dedicated parking in surface lots and parking structures. The design, capacity and accommodation of ground level retail uses within parking structures are subject to review by the City. Refer to Section 6.

Note that a Public Library is an Allowed Use throughout the commercial portions of Planning District D.

3.3 PROJECT-WIDE STANDARDS

The following standards shall apply to all commercial development. Some of these standards apply only to particular Planning Districts, as indicated.

- **Building Type Standards:** Sub-section 3.5 contains building type standards for each commercial building type allowed within RiverPark. Exhibit 3.C indicates the building type allowed at each location within the commercial sub-districts.
- **Maximum Square Footage:** The maximum square feet of commercial uses shall be regulated by Exhibit 2.J.
- **Walkability:** All streets within the commercial Planning Districts shall be designed with a high level and quality of landscape and hardscape to create an attractive pedestrian environment. The quality of this environment not only contributes to the commercial areas as an attractive place to shop and work, but also encourages pedestrian use as an alternative to local auto trips.
- **Identity:** All commercial development shall contribute to establishing a unique and memorable identity for the commercial Planning Districts. Important elements in creating this identity are: building architecture, siting, scale, massing and materials, public art, wayfinding elements, landscaping and the design of parking areas.
- **Open Space:** All open spaces shall be designed as “outdoor rooms” of equal importance to the enclosed commercial spaces. Open space networks shall provide an interesting and varied array of parks and plazas that become the focus of adjacent uses. These open spaces will serve a broad range of uses, including active and passive recreation as well as outdoor dining.
- **Design and Construction Quality:** The architectural, lighting, signage, parking and construction quality of commercial uses shall adhere to a high standard which establishes an example and model of quality in the region.
- **Security and Safety:** Public security and safety shall be an important design criteria for commercial development, related parking areas, and the streets and pedestrian ways linking the commercial areas and the residential districts.

Design elements shall be specifically designed to contribute to a secure and safe environment. These elements shall include: Signage and way finding, lighting of streets, sidewalks, bike paths and trails, street striping, and “eyes on the street” provided by the compact residential and commercial development.

- **Parking:** The parking standards defined by this Specific Plan for each use shall be met by attractive, convenient, well landscaped and lighted, and safe parking areas. Three parking strategies shall be used in the commercial areas of RiverPark: shared parking fields, dedicated parking lots, and dedicated residential parking in Planning Districts A and D. See Section 6 for the Parking Master Plan.
- **Parking Structures:** Where parking structures are provided:
 - Parking structures should be sited to avoid obstructing the public view and casting shadows on ground-floor pedestrian-oriented uses.
 - The maximum allowable height for above-grade parking structure shall be limited to forty-five (45) feet to the top floor level, measured from grade.
 - 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: High. The regulations for each building type are located in Section 4.

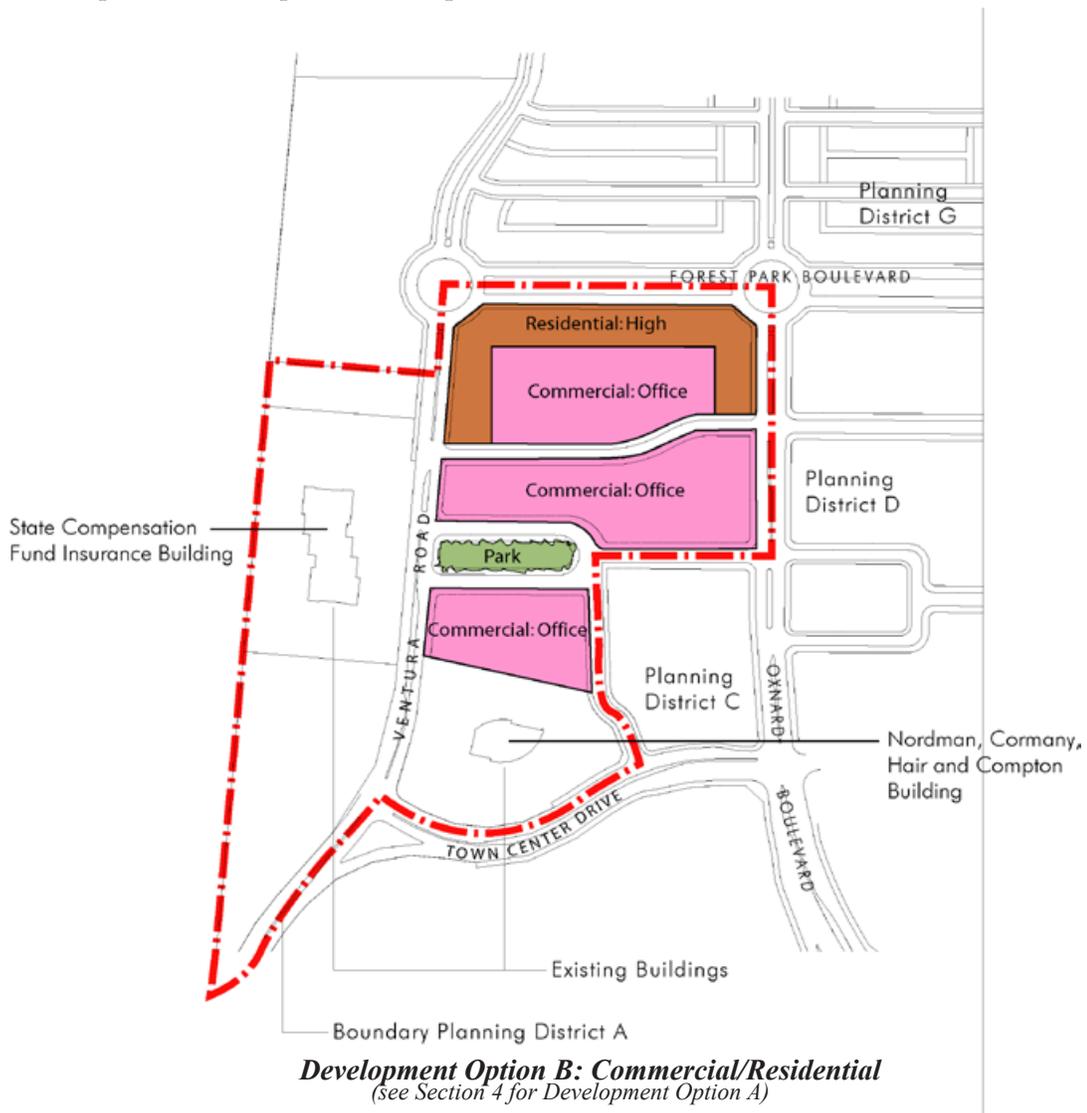
- ❑ *Determination of Which Development Option Will Be Used:* Refer to Section 7.
- ❑ *Building and Product Types:* The Commercial Regulatory plan, Exhibit 3.C, shall govern all commercial building types and residential product types within Planning District A. Note that any new office structures should front on Ventura Road, with parking located to the rear of the buildings.
- ❑ *Existing Office Structures:* Any alterations to the two office structures existing in Planning District A previous to adoption of this Specific

Plan shall not increase the total existing square footage or height of the buildings.

Any new structures on the sites of these structures must conform to the requirements of this Specific Plan, including the building types indicated for the two sites indicated by Exhibit 3.C. The existing Nordman, Cormany, Hair and Compton building exceeds the RiverPark Specific Plan height standards. Any new structure on the site must conform to Specific Plan Standards.

3.4.2 Standards Exclusive to Planning District D

- ❑ **Role:** The commercial and mixed-use portions



of Planning District D shall be RiverPark's downtown, a commercial and community center, providing a mix of uses in an exciting environment that attract users for everyday purposes and special events.

- **Focus on a Common Square:** The Commercial District shall focus on the Town Square, an open space which serves as a visual focus, a center for special events, an inviting place for relaxation and play, and as an entry gateway for the Commercial District. The Town Square extends west of Oxnard Boulevard to form a forecourt for the Convention/Hotel facility.
- **Amenity:** A public open space network is a key element of the commercial development. This network shall provide a varied array of parks and plazas, serve adjacent uses and create a coherent linked series of public spaces for a range of activities including passive and active recreation, quiet contemplation and outdoor dining.
- **Sub-Districts:** The Commercial District of Planning District D contains sub-districts for shopping, working and living (Exhibit 3.B). Each sub-district shall have a unique mixture of land use, architecture and open space, which also strongly relates to other Sub-Districts. The District's fully integrated mix of uses shall include shopping, entertainment, business, and facilities for public events. These shall be designed to appeal to the residents, workers and visitors of RiverPark, as well as to local and regional visitors, users and shoppers. Direct pedestrian and vehicular street connections between Sub-Districts will promote pedestrian movement and a strong sense of community and continuity.

The success of the Commercial District businesses is, in part, dependent on providing diverse business uses in close proximity. Some opportunities include:

- **Office/Service Retail:** Offices need support retail on the ground floor in order to meet the everyday needs of office workers and visitors. These retail uses can include dry cleaning, daycare, printers, newspaper

stands and mail services. In addition, coffee shops, cafes and restaurants can provide a stimulating environment for planned and ad hoc informal meetings.

- **Food and Beverage:** An active pedestrian commercial center can support many food and beverage retailers, including sit-down restaurants, sandwich shops, candy stores, ice cream shops and cafes.
- **Residential/Convenience Retail:** The proposed number of RiverPark residents will provide enough demand to justify such uses as a local supermarket, video store, and drug store.

3.4.3 Standards Exclusive to Planning District C

- The Convention/Hotel in Planning District C shall open onto a landscaped open space which is an extension of the Town Square located to the east of Oxnard Boulevard.

3.5 BUILDING TYPE STANDARDS

The Commercial Regulatory Plan, Exhibit 3.C, defines the location and type of structure to be constructed in each location within the commercial districts of RiverPark. This sub-section contains specific requirements for each building type.

3.5.1 Standards for Ground Floor Uses in All Building Types

1. Ground floor uses shall orient to the street.
2. Ground floor uses shall be identifiable from adjacent streets.
3. An entrance shall be provided at least every 30' along a primary street frontage.
4. The main entrance shall be along the primary street frontage.
5. Entrances other than the main entrance shall be permitted along secondary street frontages and paseos.

3.5.2 Standards for Each Building Type

- Type 1-C-A: Large Pad Multistory Anchor

- ❑ Type 1-C-B: Large Pad Retail
- ❑ Type 1-C-C: Multistory Mini Anchor
- ❑ Type 1-C-D: Inline Retail
- ❑ Type 1-C-E: Inline Retail With Upper Story
Office/Housing
- ❑ Type 1-C-F: Pad Restaurant/Retail
- ❑ Type 1-C-G: Drive Thru Commercial
- ❑ Type 2-C-A: Food and Wine Multistory
- ❑ Type 2-C-B: Food and Wine Demo Factory/
Outlet Store
- ❑ Type 2-C-C: Food and Wine Pavilion/Office
Building
- ❑ Type 3-C: Office Building
- ❑ Type 4-C: Hotel With Retail
- ❑ Type 5-C: Stand Alone Kiosk
- ❑ Type 6-C: Outparcel Commercial

TYPE 1-C-A: Large Pad Multistory Anchor

LOT DIMENSIONS

Lots shall be configured so as to maintain the minimum sidewalk widths as shown in Diagram B.

<u>Lot Area</u>	Min: 30,000 SF	Max: 60,000 SF
<u>Lot Width</u>	Min: 200'	Max: 300'
<u>Lot Depth</u>	Min: 150'	Max: 200'



BUILDING ENVELOPE

<u>Lot Coverage</u>	Min: 70%	Max: 100%
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Building Height Min: 2 floors (35') Max: 5 floors (75')

- Ground floor level shall measure 25' min.
- Exclusive of mechanical equipment

Setbacks

<u>Front & Side:</u>	0' min; shall build to the property line; 10' min for 4th floor and above
<u>Rear:</u>	0' min; shall build to property line

Permitted Encroachments

<u>Parapet:</u>	2' max
<u>Canopy/Awning:</u>	5' max
<u>Upper Floor Balcony:</u>	5' max along a front or side property line; balconies not to exceed 50% of the building frontage along a front or side property line for each floor level
<u>Ground Floor Arcade:</u>	15' max; shall be sited in accordance with Diagram C.

Permitted Recessions

<u>Ground Floor:</u>	building entrance; court, patio or similar outdoor room; service area
<u>Upper Floor(s):</u>	terrace, or similar outdoor room
	• Recessions shall not reduce the min lot coverage requirement for each floor level.
	• Recessions shall not exceed 50% of the building frontage along a property or setback line for each floor level.

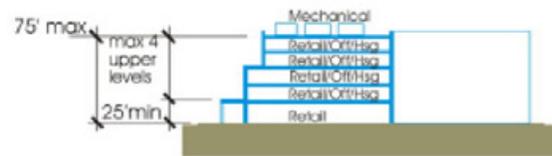


DIAGRAM A: HEIGHT AND USE

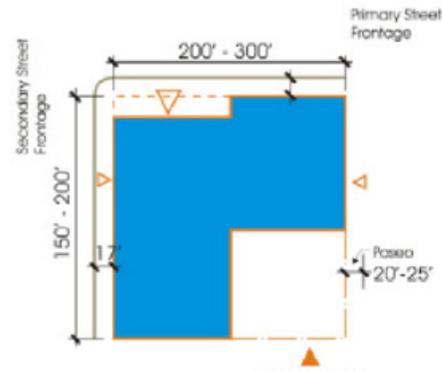


DIAGRAM B: BUILDING PLACEMENT WHEN ON AN INDIVIDUAL LOT

BUILDING ORIENTATION AND USE

1. Building uses shall be in accordance with Diagram A and the District Plan.
2. Buildings shall orient to the street.
3. Building uses shall be identifiable from adjacent streets.
4. The main building entrance shall be along the primary street frontage.
5. Entrances other than the main entrance shall be permitted along secondary street frontages and paseos.
6. Housing, retail, and/or office is allowed on all floors above ground floor. Housing units must exceed 550 GSF each.
7. Deviations to Development Standards: Refer to Chapter 7.

SERVICE REQUIREMENTS

1. All services shall enter from the rear of the site.
2. Service areas such as garbage collection, mechanical equipment, and substations shall not be visible from streets or parking areas.

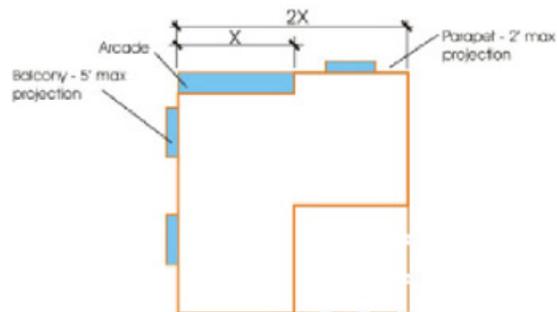


DIAGRAM C: PERMITTED ENCROACHMENTS / RECESSIO

RIVERPARK SPECIFIC PLAN

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update through 3/2012



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TYPE 1-C-B: Large Pad Retail



LOT DIMENSIONS

Lots shall be configured so as to maintain the minimum sidewalk widths as shown in Diagram B.

<u>Lot Area</u>	Min: 10,000 SF	Max: 200,000 SF
<u>Lot Width</u>	Min: 100'	Max: 500'
<u>Lot Depth</u>	Min: 100'	Max: 400'

BUILDING ENVELOPE

<u>Lot Coverage</u>	Min: 80%	Max: 100%
<u>Building Height</u>	Min: 1 floor (25')	Max: 2 floors (50')
• Exclusive of mechanical equipment		

Setbacks 0' min; shall build to the property line
 • An exception is provided for the Special Setbacks as noted on the Regulatory Plan.

Permitted Encroachments
 Parapet: 2' max
 Canopy/Awning: 5' max
 Upper Floor Balcony: 5' max along a front or side property line; balconies not to exceed 50% of the building frontage along a front or side property line for each floor level
 Ground Floor Arcade: 15' max; shall be sited in accordance with Diagram C and the Regulatory Plan..

Permitted Recessions
 Ground Floor: building entrance; court, patio or similar outdoor room; service area
 Upper Floor(s): terrace, or similar outdoor room
 • Recessions shall not reduce the min lot coverage requirement for each floor level.
 • Recessions shall not exceed 50% of the building frontage along a property or setback line for each floor level.



DIAGRAM A: HEIGHT AND USE

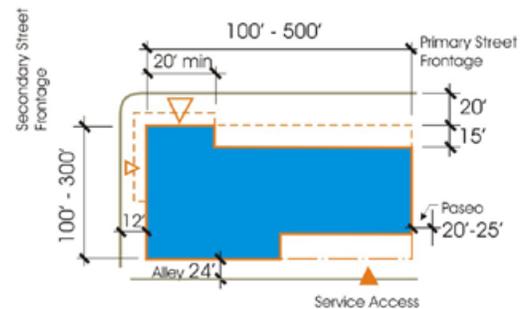


DIAGRAM B: BUILDING PLACEMENT WHEN ON AN INDIVIDUAL LOT

BUILDING ORIENTATION AND USE

1. Building uses shall be in accordance with Diagram A and the Regulatory Plan.
2. Buildings shall orient to the street.
3. Building uses shall be identifiable from adjacent streets.
4. The main building entrance shall be along the primary street frontage.
5. Entrances other than the main building entrance shall be permitted along minor streets and paseos.
6. Housing, retail, and/or office is allowed on all floors above ground floor. Housing units must exceed 550 GSF each.
7. Deviations to Development Standards: Refer to Chapter 7.

SERVICE REQUIREMENTS

1. All services shall enter from the alley.
2. Service areas such as garbage collection, mechanical equipment, and substations shall not be visible from streets or parking areas.

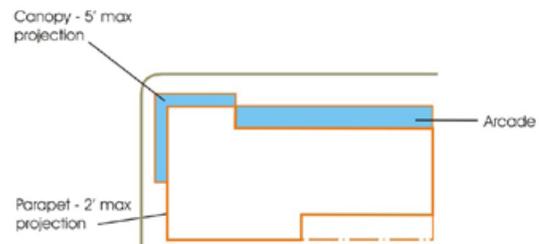


DIAGRAM C: PERMITTED ENCROACHMENTS / RECESSIONS

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TYPE 1-C-C: Multistory Mini Anchor

LOT DIMENSIONS

Lots shall be configured so as to maintain the minimum sidewalk widths as shown in Diagram B.

<u>Lot Area</u>	Min: 9,600 SF	Max: 20,000 SF
<u>Lot Width</u>	Min: 120'	Max: 200'
<u>Lot Depth</u>	Min: 80'	Max: 100'



BUILDING ENVELOPE

Lot Coverage Min: 70% Max: 100%

Building Height Min: 2 floors (30') Max: 3 floors (50')
 • Exclusive of mechanical equipment

Setbacks 0' min; shall build to the property line

Permitted Encroachments

- Parapet: 2' max
- Canopy/Awning: 5' max
- Upper Floor Balcony: 5' max along a front or side property line; balconies not to exceed 50% of the building frontage along a front or side property line for each floor level

Permitted Recessions

- Ground Floor: building entrance; court, patio or similar outdoor room; service area
- Upper Floor(s): terrace, or similar outdoor room
- Recessions shall not reduce the min lot coverage requirement for each floor level.
- Recessions shall not exceed 50% of the building frontage along a property or setback line for each floor level.

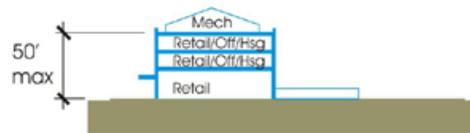


DIAGRAM A: HEIGHT AND USE

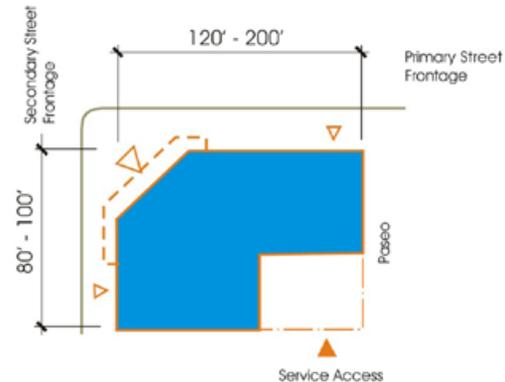


DIAGRAM B: BUILDING PLACEMENT WHEN ON AN INDIVIDUAL LOT

BUILDING ORIENTATION AND USE

1. Building uses shall be in accordance with Diagram A and the Regulatory Plan.
2. Buildings shall orient to the street.
3. Building uses shall be identifiable from adjacent streets.
4. The main building entrance shall be located along the primary street frontage.
5. Entrances other than the main building entrance shall be permitted along secondary street frontages and paseos.
6. Housing, retail, and/or office is allowed on all floors above ground floor. Housing units must exceed 550 GSF each.
7. Deviations to Development Standards: Refer to Chapter 7.

SERVICE REQUIREMENTS

1. All services shall enter from the rear of the site or a designated alley.
2. Service areas such as garbage collection, mechanical equipment, and substations shall not be visible from streets or parking areas.

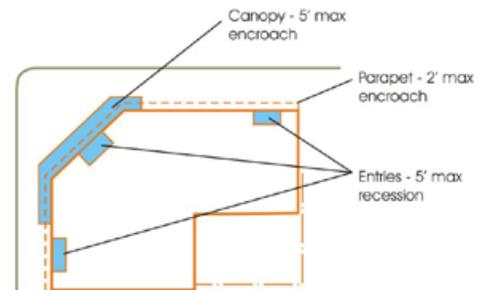


DIAGRAM C: PERMITTED ENCROACHMENTS / RECESSIONS

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TYPE 1-C-D: Inline Retail

LOT DIMENSIONS

Lots shall be configured so as to maintain the minimum sidewalk widths as shown in Diagram B.

<u>Lot Area</u>	Min: 5,000 SF	Max: 6500 SF
<u>Lot Width</u>	Min: 100'	Max: 200'
<u>Lot Depth</u>	Min: 50'	Max: 65'



BUILDING ENVELOPE

Lot Coverage Min: 90% Max: 100%

Building Height Min: 1 floor (20') Max: 2 floors (35')
 • Exclusive of mechanical equipment

Setbacks 0' min; shall build to the property line
 • An exception is provided for the Special Setbacks as noted on Regulatory Plan

Permitted Encroachments

Parapet: 2' max
 Canopy/Awning: 5' max

Permitted Recessions

Ground Floor: building entrance; court, patio or similar outdoor room
 Upper Floor(s): recessed balcony, terrace, or similar outdoor room

- Recessions shall not reduce the min lot coverage requirement for each floor level.
- Recessions shall not exceed 70% of the building frontage along a property or setback line for each floor level



DIAGRAM A: HEIGHT AND USE

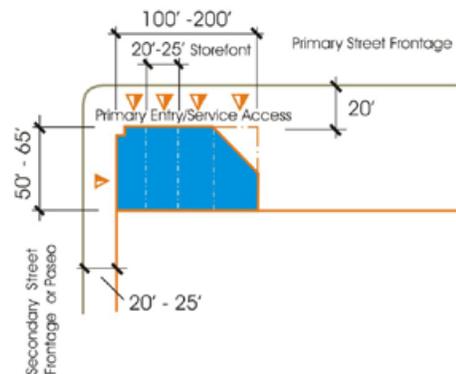


DIAGRAM B: BUILDING PLACEMENT WHEN ON AN INDIVIDUAL LOT

BUILDING ORIENTATION AND USE

1. Building uses shall be in accordance with Diagram A and the Regulatory Plan.
2. Buildings shall orient to the street.
3. Building uses shall be identifiable from adjacent streets.
4. A store entrance shall be provided every 25' or less along the primary street frontage.
5. Main store entrances shall be located along the primary street frontage.
6. Entrances other than a main store entrance shall be permitted along secondary street frontages and paseos.
7. A main store entrance shall be permitted along a secondary street frontage or paseo where entry along the primary street frontage is not possible.
8. Deviations to Development Standards: Refer to Chapter 7.

SERVICE REQUIREMENTS

1. Service access shall be from the street
2. Service areas for garbage storage, mechanical equipment, and substations shall not be visible from streets or parking areas.

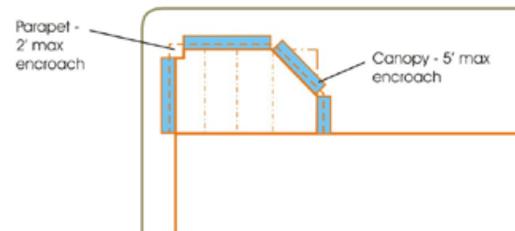


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TYPE 1-C-E: Inline Retail w/ Upper Story Office/Housing

LOT DIMENSIONS

Lots shall be configured so as to maintain the minimum sidewalk widths as shown in Diagram B.

<u>Lot Area</u>	Min: 9,600 SF	Max: 20,000 SF
<u>Lot Width</u>	Min: 120'	Max: 200'
<u>Lot Depth</u>	Min: 80'	Max: 100'



BUILDING ENVELOPE

Lot Coverage Min: 80% Max: 100%

Building Height Min: 2 floors (30') Max: 3 floors (50')
 • Exclusive of mechanical equipment

Setbacks 0' min; shall build to the property line

Permitted Encroachments

Parapet: 2' max
 Canopy/Awning: 5' max
 Upper Floor Balcony: 5' max along a front or side property line; balconies not to exceed 50% of the building frontage along a front or side property line for each floor level

Permitted Recessions

Ground Floor: building entrance; court, patio or similar outdoor room
 Upper Floor(s): terrace, or similar outdoor room
 • Recessions shall not reduce the min lot coverage requirement for each floor level.
 • Recessions shall not exceed 70% of the building frontage along a property or setback line for each floor level.



DIAGRAM A: HEIGHT AND USE

BUILDING ORIENTATION AND USE

1. Building uses shall be in accordance with Diagram A and the Regulatory Plan.
2. Buildings shall orient to the street.
3. Building uses shall be identifiable from adjacent streets.
4. The main building entrance shall be located along the primary street frontage.
5. Main store entrances shall be located along the primary street frontage.
6. Entrances other than the main building entrance or a main store entrance shall be permitted along secondary street frontages and paseos.
7. A main store entrance shall be permitted along a secondary street frontage where entry along the primary street frontage is not possible.
8. Housing, retail, and/or office is allowed on all floors above ground floor. Housing units must exceed 550 GSF each.
9. Deviations to Development Standards: Refer to Chapter 7.

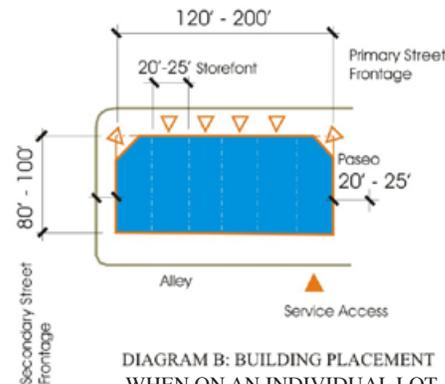


DIAGRAM B: BUILDING PLACEMENT WHEN ON AN INDIVIDUAL LOT

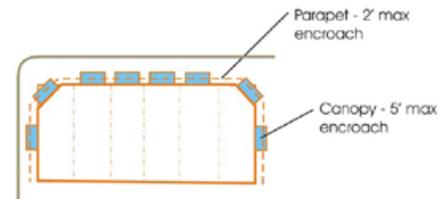


DIAGRAM C: PERMITTED ENCROACHMENTS / RECESSIONS

SERVICE REQUIREMENTS

1. All services shall enter from the rear of the site or a designated alley.
2. Service areas such as garbage collection, mechanical equipment, and substations shall not be visible from streets or parking areas.

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TYPE 1-C-F: Pad Restaurant/Retail

LOT DIMENSIONS

<u>Lot Area</u>	Min: 3,500 SF	Max: 6,500 SF
<u>Lot Width</u>	Min: 70'	Max: 100'
<u>Lot Depth</u>	Min: 50'	Max: 65'



BUILDING ENVELOPE

<u>Lot Coverage</u>	Min: 80%	Max: 100%
<u>Building Height</u>	Min: 1 floor (20')	Max: 2 floors (35')
● Exclusive of mechanical equipment		
<u>Setbacks</u>	0' min; shall build to the property line	

Permitted Encroachments

Parapet:	2' max
Canopy/Awning:	5' max

Permitted Recessions

<u>Ground Floor:</u>	building entrance; court, patio or similar outdoor room; service area
<u>Upper Floor(s):</u>	recessed balcony, terrace, or similar outdoor room

- Recessions shall not reduce the min lot coverage requirement for each floor level.
- Recessions shall not exceed 50% of the building frontage along a property or setback line for each floor level.

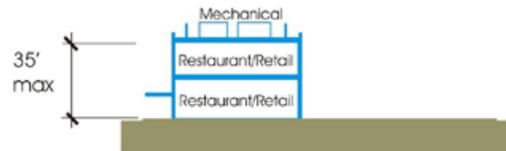


DIAGRAM A: HEIGHT AND USE

BUILDING ORIENTATION AND USE

1. Building uses shall be in accordance with Diagram A and the Regulatory Plan.
2. Buildings shall orient to the plaza and street.
3. Building uses shall be identifiable from the plaza and adjacent streets.
4. The main building entrance shall be along the plaza.
5. Entrances other than the primary building entrance shall be permitted along adjacent streets.
6. Deviations from Development Standards: Refer to Chapter 7.

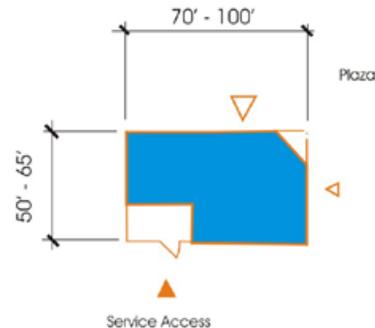


DIAGRAM B: BUILDING PLACEMENT WHEN ON AN INDIVIDUAL LOT

SERVICE REQUIREMENTS

1. A special service entry shall be provided.
2. A garbage collection area accessible from the street is required.
3. The garbage collection area shall be enclosed by 8' high solid walls with a chainlink roof; the access gate shall be solid metal.

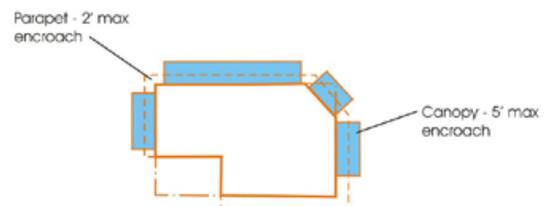


DIAGRAM C: PERMITTED ENCROACHMENTS / RECESSIONS

RIVER PARK SPECIFIC PLAN

April 12, 2005
update through 3/2012



prepared for RiverPark Development, LLC by AC Martin Partners with

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TYPE I-C-G: Drive Thru Commerical

LOT DIMENSIONS

<u>Lot Area</u>	Min: 36,000 SF	Max: 44,100 SF
<u>Lot Width</u>	Min: 190'	Max: 210'
<u>Lot Depth</u>	Min: 190'	Max: 210'



BUILDING ENVELOPE

<u>Lot Coverage</u>	Min: 25%	Max: 40%
<u>Building Height</u>	Min: 1 floor (20')	Max: 1 floor (25')

Setbacks

Front:	15' min
Side:	5' min
Street Side	10' min
Rear:	10' min

- Setbacks shall be landscaped except as necessary to accommodate vehicular access.

Permitted Encroachments

Parapet:	2' max
Canopy/Awning	5' max

- These shall also function as the maximum permitted projections from a building wall.
- The required garbage collection area shall be located within the rear setback.

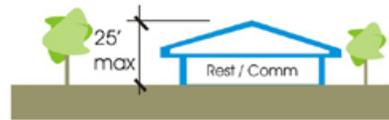


DIAGRAM A: HEIGHT AND USE

BUILDING ORIENTATION AND USE

1. Building uses shall be in accordance with Diagram A and the Regulatory Plan
2. Buildings shall orient to the street.
3. Building uses shall be identifiable from adjacent streets.
4. The main building entrance shall face the primary frontage street.
5. Entrances other than the main building entrance shall be permitted to face minor streets and paseos.
6. Deviations to Development Standards: Refer to Chapter 7.

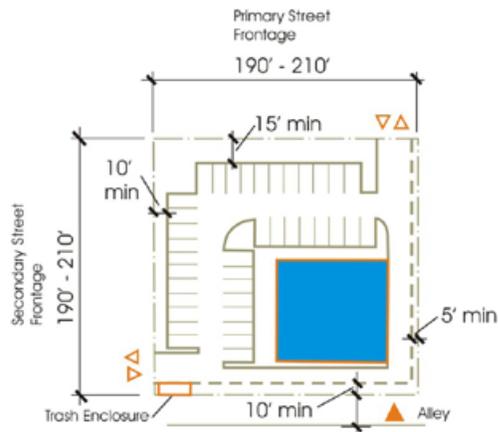


DIAGRAM B: BUILDING PLACEMENT WHEN ON AN INDIVIDUAL LOT

SERVICE REQUIREMENTS

1. All services shall be accessed from a designated alley
2. A garbage collection area shall be provided within a fenced area, and shall not be visible from streets, paseos or parking areas.

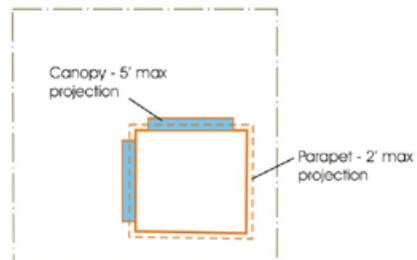


DIAGRAM C: PERMITTED ENCROACHMENTS / RECESSIONS

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TYPE 2-C-A: Food and Wine Multistory



LOT DIMENSIONS

<u>Lot Area</u>	Min: 8,000 SF	Max: 12,000 SF
<u>Lot Width</u>	Min: 100'	Max: 120'
<u>Lot Depth</u>	Min: 80'	Max: 100'

BUILDING ENVELOPE

<u>Lot Coverage</u>	Min: 80%	Max: 100%
<u>Building Height</u>	Min: 2 floors (30') Max: 3 floors (45')	
	<ul style="list-style-type: none"> • Exclusive of mechanical equipment • The required arcade shall measure 20' min in height 	

Setbacks 0' min; shall build to the property line

Permitted Encroachments

<u>Parapet:</u>	2' max
<u>Canopy/Awning:</u>	5' max
<u>Upper Floor Balcony:</u>	5' max along a front or side property line; balconies not to exceed 50% of the building frontage along a front or side property line for each floor level
<u>Ground Floor Arcade:</u>	shall be sited in accordance with Diagram C and the Regulatory Plan.

Permitted Recessions

<u>Ground Floor:</u>	building entrance; court, patio or similar outdoor room; service area
<u>Upper Floor(s):</u>	terrace, or similar outdoor room
	<ul style="list-style-type: none"> • Recessions shall not reduce the min lot coverage requirement for each floor level • Recessions shall not exceed 50% of the building frontage along a property or setback line for each floor level



DIAGRAM A: HEIGHT AND USE

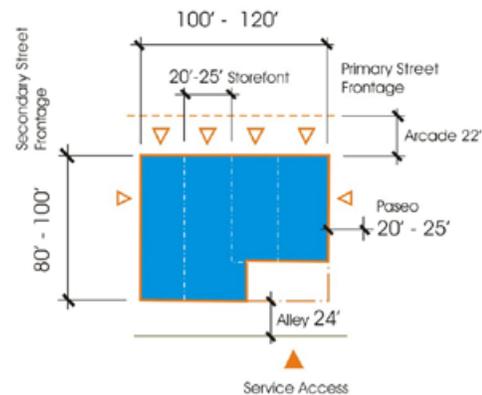


DIAGRAM B: BUILDING PLACEMENT WHEN ON AN INDIVIDUAL LOT

BUILDING ORIENTATION AND USE

1. Building uses shall be in accordance with Diagram A and the Regulatory Plan.
2. Buildings shall orient to the street.
3. Building uses shall be identifiable from adjacent streets.
4. The main building entrance shall be along the primary street frontage.
5. Entrances other than the main building entrance shall be permitted along secondary street frontages and paseos.
6. Housing, retail, and/or office is allowed on all floors above ground floor. Housing units must exceed 550 GSF each.
7. Deviations from Development Standards: Refer to Chapter 7.

SERVICE REQUIREMENTS

1. All services shall be accessed from a designated alley.
2. Garbage collection shall be provided within a fenced area, and shall not be visible from streets, paseos or parking areas.

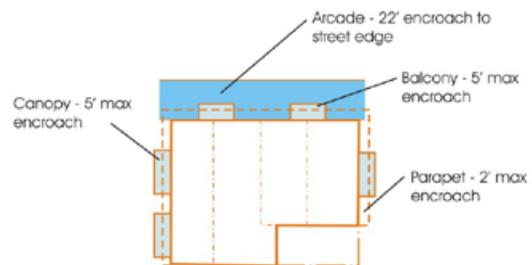


DIAGRAM C: PERMITTED ENCROACHMENTS / RECESSIONS

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TYPE 2-C-B: Food and Wine Demo Factory/Outlet Store

LOT DIMENSIONS

<u>Lot Area</u>	Min: 10,000 SF	Max: 22,500 SF
<u>Lot Width</u>	Min: 100'	Max: 150'
<u>Lot Depth</u>	Min: 100'	Max: 150'

BUILDING ENVELOPE

<u>Lot Coverage</u>	Min: 75%	Max: 100%
<u>Building Height</u>	Min: 1 floor (25')	Max: 1 floor (40')
• Exclusive of mechanical equipment		
<u>Setbacks</u>	0' min; shall build to the property line	
<u>Permitted Encroachments</u>		
Parapet:	2' max	
Canopy/Awning:	5' max; canopies may span 100% of the major street frontage	
<u>Permitted Recessions</u>		
Ground Floor:	building entrance; court, patio or similar outdoor room; service area	

- Recessions shall not reduce the min lot coverage requirement for each floor level
- Recessions shall not exceed 50% of the building frontage along a property or setback line for each floor level.

BUILDING ORIENTATION AND USE

1. Building uses shall be in accordance with Diagram A and the Regulatory Plan
2. Buildings shall orient to the street.
3. Building uses shall be identifiable from adjacent streets.
4. The main building entrance shall be along the primary street frontage.
5. Entrances other than the main building entrance shall be permitted along secondary street frontages and paseos.
6. Deviations from Development Standards: Refer to Chapter 7.

SERVICE REQUIREMENTS

1. All services shall be accessed from a designated alley.
2. Garbage collection shall be provided within a fenced area, and shall not be visible from streets, paseos or parking areas.



DIAGRAM A: HEIGHT AND USE

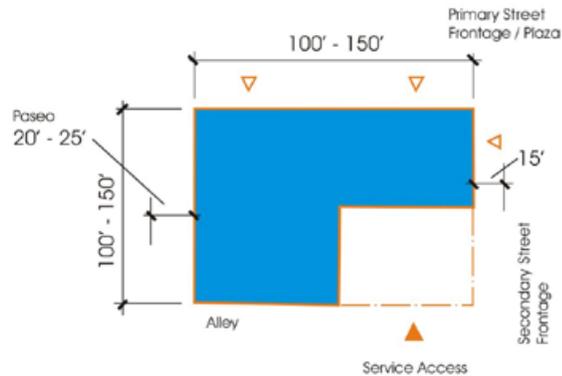


DIAGRAM B: BUILDING PLACEMENT WHEN ON AN INDIVIDUAL LOT

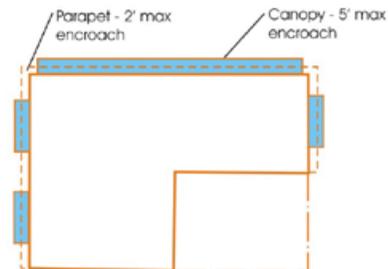


DIAGRAM C: PERMITTED ENCROACHMENTS / RECESSIONS

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TYPE 2-C-C: Food and Wine Pavilion/Office Bldg.

LOT DIMENSIONS

Lots shall be configured so as to maintain the minimum sidewalk widths as shown in Diagram B.

<u>Lot Area</u>	Min: 20,000 SF	Max: 36,000 SF
<u>Lot Width</u>	Min: 200'	Max: 300'
<u>Lot Depth</u>	Min: 100'	Max: 120'



BUILDING ENVELOPE

<u>Lot Coverage</u>	Min: 60%	Max: 100%
<u>Building Height</u>	Min: 1 floor (25')	Max: 3 floors (55')
• Exclusive of mechanical equipment		

Setbacks 0' min; shall build to the property line

Permitted Encroachments

Shading Devices:	2' max
Parapet:	5' max along front building facade
Canopy	15' - 20'; shall be sited in accordance with Diagram C.

Permitted Recessions

Ground Floor:	building entrance; court, patio or similar outdoor room; service area
Upper Floor(s):	terrace, or similar outdoor room
• Recessions shall not reduce the min lot coverage requirement for any floor level	
• Recessions shall not exceed 50% of the building frontage along a property or setback line.	



DIAGRAM A: HEIGHT AND USE

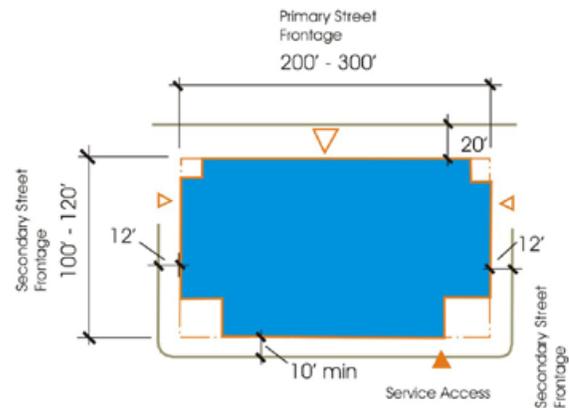


DIAGRAM B: BUILDING PLACEMENT WHEN ON AN INDIVIDUAL LOT

BUILDING ORIENTATION AND USE

1. Building uses shall be in accordance with Diagram A and the Regulatory Plan
2. Buildings shall orient to the street.
3. Building uses shall be identifiable from adjacent streets.
4. The main building entrance shall be along the primary street frontage.
5. Entrances other than the main building entrance shall be permitted along minor streets and paseos.
6. Deviations to Development Standards: Refer to Chapter 7.

SERVICE REQUIREMENTS

1. All services shall be accessed from a designated alley.
2. A garbage collection area shall be provided within a fenced area, and shall not be visible from streets, paseos or parking areas.

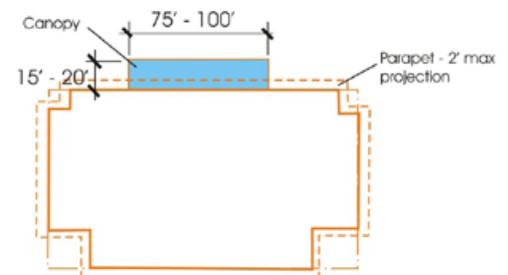


DIAGRAM C: PERMITTED ENCROACHMENTS / RECESSIONS

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TYPE 3-C: Office Bldg.

LOT DIMENSIONS

Lots shall be configured so as to maintain the minimum sidewalk widths as described in Diagram B.

<u>Lot Area</u>	Min: 18,000 SF	Max: 45,000 SF
<u>Lot Width</u>	Min: 180'	Max: 300'
<u>Lot Depth</u>	Min: 100'	Max: 150'



BUILDING ENVELOPE

Lot Coverage Min: 80% Max: 100%

Building Height Min: 2 floors (30') Max: 5 floors (75')

- Exclusive of mechanical equipment

Setbacks 0' min; shall build to the property line

- A 15' deep colonnade shall be provided along the front setback line at the ground floor level

Permitted Encroachments

Shading Devices: 2' max
Parapet: 5' max along front building facade

Permitted Recessions

Ground Floor: building entrance; court, patio or similar outdoor room; service area

Upper Floor(s): terrace, or similar outdoor room

- Recessions shall not reduce the min lot coverage requirement for each floor level
- Recessions shall not exceed 50% of the building frontage along a property or setback line for each floor level.

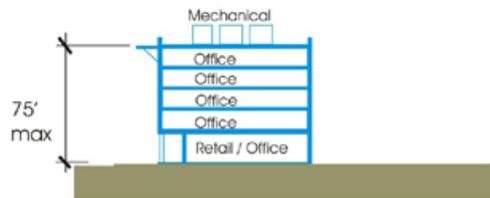


DIAGRAM A: HEIGHT AND USE

BUILDING ORIENTATION AND USE

1. Building uses shall be in accordance with Diagram A and the Regulatory Plan.
2. Buildings shall orient to the street.
3. Building uses shall be identifiable from adjacent streets.
4. The main building entrance shall be along the primary street frontage.
5. Entrances other than the main building entrance shall be permitted along secondary street frontages and paseos.
6. Deviations from Development Standards: refer to Chapter 7.

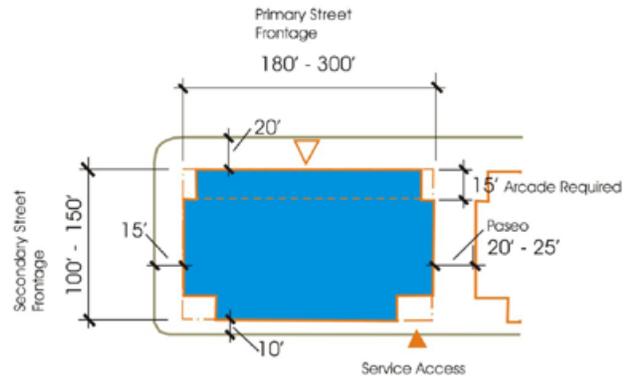


DIAGRAM B: BUILDING PLACEMENT WHEN ON AN INDIVIDUAL LOT

SERVICE REQUIREMENTS

1. All services shall be located at the side or rear of the site.
2. Service areas such as garbage collection, mechanical equipment, and substations shall be screened from streets or parking.

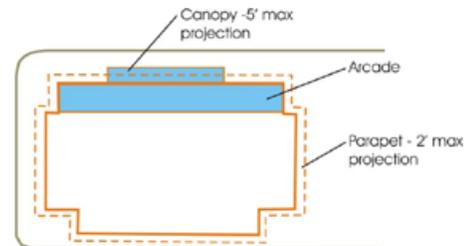


DIAGRAM C: PERMITTED ENCROACHMENTS

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TYPE 4-C: Hotel w/ Retail

LOT DIMENSIONS

Lots shall be configured so as to maintain the minimum sidewalk widths as shown in Diagram B.

<u>Lot Area</u>	Min: 20,000 SF	Max: 223,100 SF
<u>Lot Width</u>	Min: 200'	Max: 525'
<u>Lot Depth</u>	Min: 100'	Max: 425'



BUILDING ENVELOPE

Lot Coverage

Podium:	Min: 80%	Max: 100%
Tower:	Min: 10%	Max: 25%

Building Height

Podium:	Min: 25'	Max: 55'
Tower (ht. above pod.):	Min: 55'	Max: 155'

- Exclusive of mechanical equipment

Setbacks

- 0' min; shall build to the property line
- A 15' deep clear colonnade shall be provided along the front setback line at the ground floor level.

Permitted Encroachments

Parapet:	3' max
Canopy/Awning:	5' max;
Balcony:	5' max; balconies restricted to the tower shall be sited in accordance with Diagram C and the Regulatory Plan
Porte Cochere	shall be sited in accordance with Diagram C and the Regulatory Plan

- Canopies and balconies shall not exceed 50% of the building frontage along a property or setback line for each floor level.

Permitted Recessions

Podium:	building entrance; court, patio or similar outdoor room; service area
Tower:	terrace, or similar outdoor room

- Recessions shall not reduce the min lot coverage requirement for each floor level
- Recessions shall not exceed 70% of the building frontage along a property or setback line for each floor level.

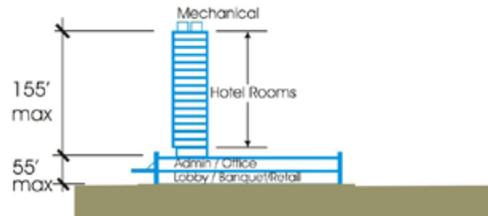


DIAGRAM A: HEIGHT AND USE

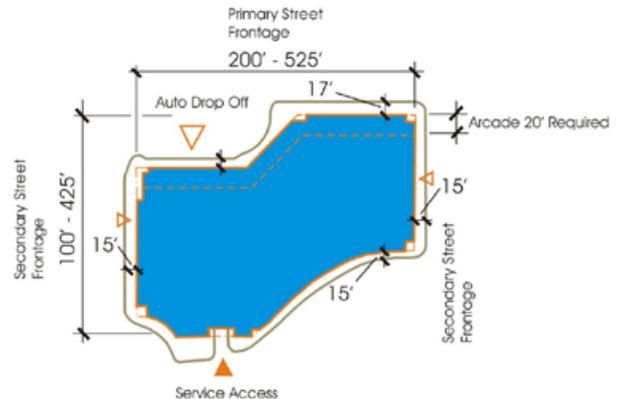


DIAGRAM B: BUILDING PLACEMENT WHEN ON AN INDIVIDUAL LOT

BUILDING ORIENTATION AND USE

1. Building uses shall be in accordance with Diagram A and the Regulatory Plan.
2. Buildings shall orient to the street.
3. Building uses shall be identifiable from adjacent streets.
4. The main building entrance shall be located at the auto drop-off as shown in Diagram B.
5. Entrances other than the main entrance shall be permitted along secondary street frontages and paseos.
6. Deviations to Development Standards: Refer to Chapter 7.

SERVICE REQUIREMENTS

1. All service and loading facilities shall be located at the rear of the site.
2. Service areas such as garbage collection, mechanical equipment, and substations shall be screened from streets or parking areas.

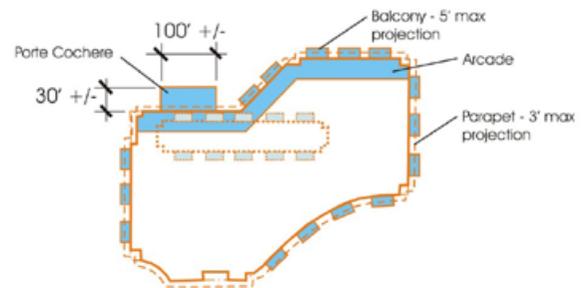


DIAGRAM C: PERMITTED ENCROACHMENTS / RECESSIONS

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TYPE 5-C: Stand Alone Kiosk

LOT DIMENSIONS

<u>Lot Area</u>	Min: 1400 SF	Max: 3000 SF
<u>Lot Width</u>	Min: 20'	Max: 30'
<u>Lot Depth</u>	Min: 70'	Max: 100'

- Type V-B (Civic Kiosk) may deviate from the lot dimension standards.

BUILDING ENVELOPE

<u>Lot Coverage</u>	100% required
<u>Building Height</u>	Min: 1 floor (20') Max: 1 floor (25')
• Exclusive of mechanical equipment	
<u>Setbacks</u>	0' min; shall build to the property line
<u>Permitted Encroachments</u>	
Shading Devices:	5' max
Parapet:	2' max



DIAGRAM A: HEIGHT AND USE

BUILDING ORIENTATION AND USE

1. Building uses shall be in accordance with Diagram A and the Regulatory Plan.
2. Buildings shall orient to the street and/or public gathering space.
3. Building uses shall be identifiable from adjacent streets.
4. Entrances shall orient to a street, paseo and/or public gathering space.
5. Allowable Civic uses: Post Office, Library, Police Annex, Information booth, public restrooms, public market, and other related uses.
6. Deviations from Development Standards: refer to Chapter 7.

SERVICE REQUIREMENTS

1. Service access shall be from the street
2. Service areas for garbage storage, mechanical equipment, and substations shall not be visible from streets or parking areas.

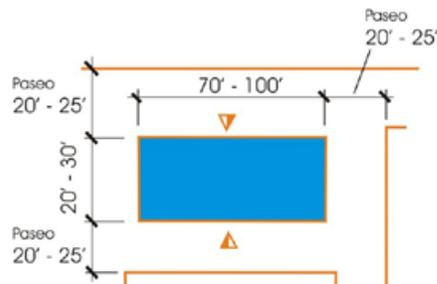


DIAGRAM B: BUILDING PLACEMENT WHEN ON AN INDIVIDUAL LOT

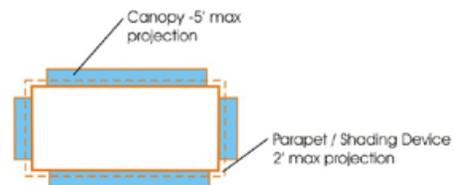


DIAGRAM C: PERMITTED ENCROACHMENTS

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TYPE 6-C: Outparcel Commercial

LOT DIMENSIONS

Designated areas may be subdivided in accordance with the following standards:

<u>Lot Area</u>	Min: 40,000 SF	Max: 90,000 SF
<u>Lot Width</u>	Min: 200'	Max: 300'
<u>Lot Depth</u>	Min: 200'	Max: 300'



BUILDING ENVELOPE

<u>Lot Coverage</u>	Max: 50%
<u>Building Height</u>	Min: 1 floor (25') Max: 5 floors (75')
<ul style="list-style-type: none"> • Exclusive of mechanical equipment 	
<u>Setbacks</u>	
Front:	0'
Side:	10'
Street Side:	10'
Rear:	10' min

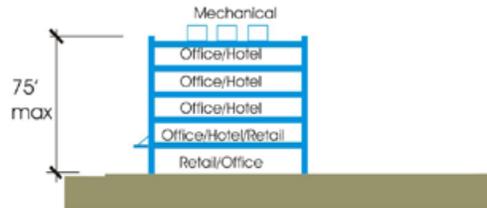


DIAGRAM A: HEIGHT AND USE

Permitted Encroachments

- Parapet: 2' max
- Canopy / Awning: 5' max
- Balcony: 5' max
- These shall also function as the maximum permitted projections from a building wall
- A Porte Cochere may also extend 30' max from a hotel / motel building wall, but may not extend beyond the lot line.

BUILDING ORIENTATION AND USE

1. Building uses shall be in accordance with Diagram A and the Regulatory Plan.
2. Buildings shall orient to the street.
3. Building uses shall be identifiable from adjacent streets.
4. The main building entrance shall be along the primary street frontage.
5. Entrances other than the main building entrance shall be permitted along secondary street frontages and paseos.
6. Deviations from Development Standards: refer to Chapter 7.

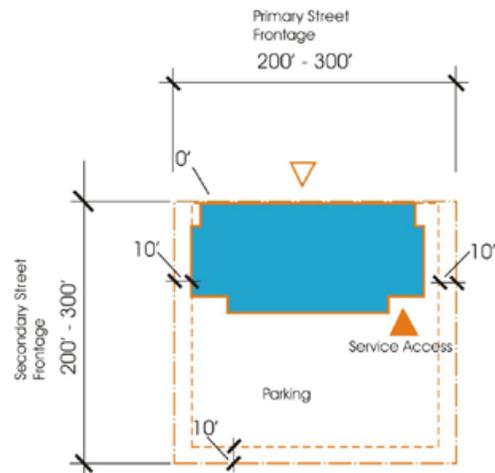


DIAGRAM B: BUILDING PLACEMENT WHEN ON AN INDIVIDUAL LOT

SERVICE REQUIREMENTS

1. All services shall be located at the side or rear of the site.
2. Service areas such as garbage collection, mechanical equipment, and substations shall be screened from streets or parking.

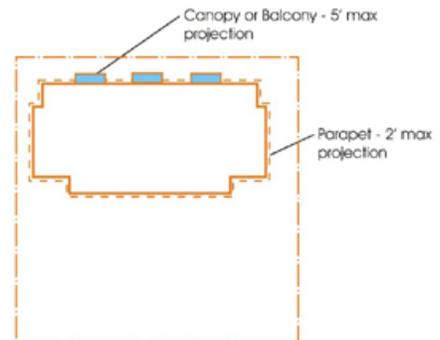


DIAGRAM C: PERMITTED ENCROACHMENTS / RECESSIONS

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**3.6 SUB-DISTRICT DESIGN
CHARACTER**

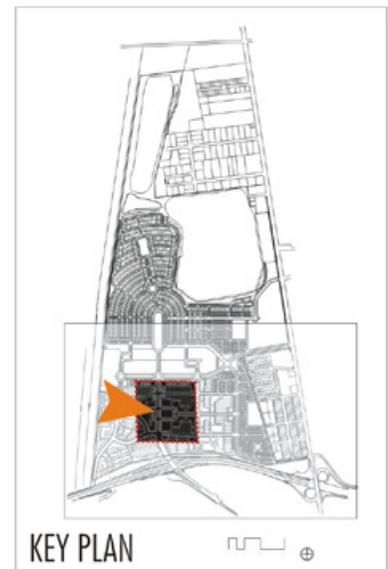
This section describes the general intended character and spirit of key commercial sub-areas of the Plan: the Town Square, Food and Wine Marketplace, and the Business Campus portion of Development Option B in Planning District A.



Town Square

TOWN SQUARE CHARACTER

The Town Square is the main commercial open space in River Park. The square joins together the surrounding activity clusters of the commercial district, including retail, entertainment, restaurants, offices and a convention hotel. The square itself is programmed to encourage round-the-clock pedestrian activity, and can accommodate performances, fairs, tourist junkets and convention-related events.



- 1 Restaurants
- 2 Band Shell
- 3 RiverPark Fountain
- 4 Art Piece and Perennial Beds
- 5 Information Kiosk / Bathrooms
- 6 Sycamore Alley
- 7 Central Green



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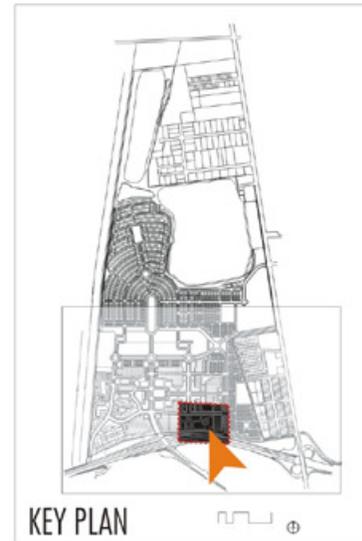


Food and Wine Marketplace

MARKETPLACE CHARACTER

The Food & Wine Marketplace is composed of a series of open spaces hardscaped for maximum flexibility and accommodation. Farmers' Markets, International Food Markets, and seasonal Food & Wine Festivals are some of the events that could occur here through the year. Potential commercial uses include a Winery, Culinary School, Demo Food Factory, Garden Center and interactive venues for visitors and the community.

The Expo Pavilions are corporate showcases for food/wine industry leaders. Exposition Plaza features an Agrarian Sundial that celebrates the role of the farmer through history and in the region.



- 1 Farmers Market
- 2 International Bazaar Food Market
- 3 Exposition Plaza
- 4 Sundial Icon



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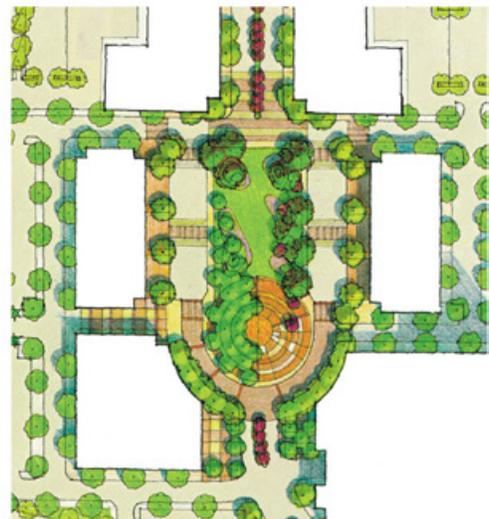
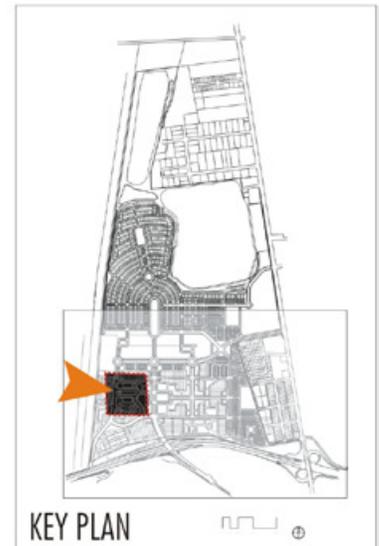
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Business Campus

DISTRICT A COMMERCIAL CHARACTER

District A may include commercial and office development, based on concept that provides a collegial atmosphere for the sharing and development of ideas in a campus environment. Multi-story office buildings face a quadrangle with pedestrian linkages to it. Limited business related retail located on the ground floor of the office buildings encourages pedestrian activity. The quadrangle provides a number of different areas for informal meetings and contemplation.



- 1 Entry Sculpture
- 2 Lawn and Seating Areas
- 3 Amphitheater

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April 12, 2005



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3.7 SUB-DISTRICT DESIGN ELEMENTS

This section contains detailed recommendations regarding the key design elements which collectively establish the character of each sub-district. The elements include: design concept, massing, ground floor uses, and transparency, upper story fenestration, colors, materials, details, architectural integration of lighting and signage and mechanical units and service areas, sidewalk uses, trees, planters, paving, lights, and wayfinding/environmental graphics.



Commercial Street

BUILDING DESIGN RECOMMENDATIONS

Design Concept: Buildings should support a “main street” feel; in all its diversity, contradiction, and funky charm. Intricacy and complexity in building design is encouraged.

Massing: Corners can be articulated with strong shapes. Reinforcing pedestrian scale is important. All facades should have variations of at least every 50’ in the horizontal dimension. Shop fronts should be broken down at least every 30’. Deep openings and shadow lines and details that are enhanced by sun and shadow are encouraged. Roof forms should be visually interesting.

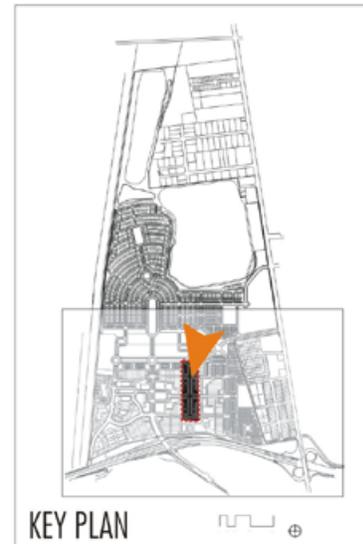
Ground Floor Uses: at least 70% of ground floor facade should be transparent glass. Design and leasing should focus on enhancing the pedestrian experience with continuous awnings or canopies to provide shade and continuous retail uses. Main entries to offices, housing and other second level uses should front onto the street. Secondary entries toward rear parking areas are discouraged.

Upper Story Fenestration: Punched type windows with a vertical orientation are appropriate. They should be inset from the building facade to create deep shadow lines and visual relief. Ribbon windows and curtain walls are discouraged, and must be shaded to avoid glare. Use of reflective glazing is discouraged, and is limited to upper story uses.

Colors, Materials, Details: Color palette should take cues from the traditions of classic southern California townscapes. Vibrant accents may be used at appropriate locations out of semi permanent materials such as tiles, canopy and awning materials. A high quality base material 18” high such as terra cotta, natural stone, or clay fired tile is encouraged for buildings facing the commercial street. Roofs should be of high quality materials and promote variety and individuality to the street.

Integration of Lighting/Signage: Should be an integrated part of the building design. All submitted building elevations should show proposed signage and graphics.

Mechanical Units and Service Areas: All roof mounted mechanical units should be screened from public view and integrated into the overall design intent. Rear service areas should be screened, gated and as unobtrusive as possible.



- 1 Ground floor uses, 70% glazed areas
- 2 Outdoor oriented uses with seating along wide sidewalks
- 3 Continuous Awnings along ground plane
- 4 Upperstory Uses with recessed fenestration to reduce glare
- 5 Vertical Signage for special uses (cinema)
- 6 Recessed Entries for congregation (cinema entrance)
- 7 On-street Parking/2 way traffic

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Town Square

BUILDING DESIGN RECOMMENDATIONS

Design Concept: Buildings should support a "town square" concept where buildings of a refined and civic nature shape a formal space.

Massing: Simple forms are encouraged. Avoid flat exterior walls along street frontages. Large amounts of mass can be broken down by changes in plane, reveals or decorative detail. Corners can be articulated with strong shapes. Reinforcing pedestrian scale is important. All facades should have variations at least every 50' in the horizontal dimension. Shop fronts should be broken down at least every 30'. Deep openings, shadow lines and details that are enhanced by sun and shadow are encouraged. Roof forms should be visually interesting.

Ground Floor Uses: at least 70% of ground floor facade should be transparent glass. Design and leasing should focus on enhancing the pedestrian experience with continuous awnings or canopies to provide shade for continuous retail uses. Main entries to offices, housing and other second level uses should front onto the street. Secondary entries toward rear parking areas are discouraged.

Upper Story Fenestration: Punched type windows with a vertical orientation are appropriate, and should be inset from the building facade to create deep shadows and visual relief. Ribbon windows and curtain walls are allowed if shaded to avoid glare. Use of reflective glazing is discouraged and limited to upper story uses.

Colors, Materials, Details: Color palette should take cues from the traditions of classic southern California townscapes. Vibrant accents may be used at appropriate locations out of semi permanent materials such as tiles, canopy and awning materials. A high quality base material of 18" is encouraged on all buildings facing the commercial street. It can be made of terra cotta, natural stone, or clay fired tile. Roofs should be of high quality materials and promote variety and visual interest from the street.

Lighting/Signage: Should be an integral part of the building design. All submitted building elevations should show proposed signage and lighting.

Mechanical Units and Service Areas: All roof mounted mechanical units should be screened from public view and integrated into the overall design intent. Rear service areas should be screened, gated and as unobtrusive as possible.



- 1 Transparent corner tower with strong shape
- 2 Continuous awnings along ground plane and Blvd. frontage
- 3 Signage integrated into overall design concept
- 4 Special arcade integrated into building facade
- 5 One way traffic with on-street parking
- 6 Densely tree shaded pedestrian promenade

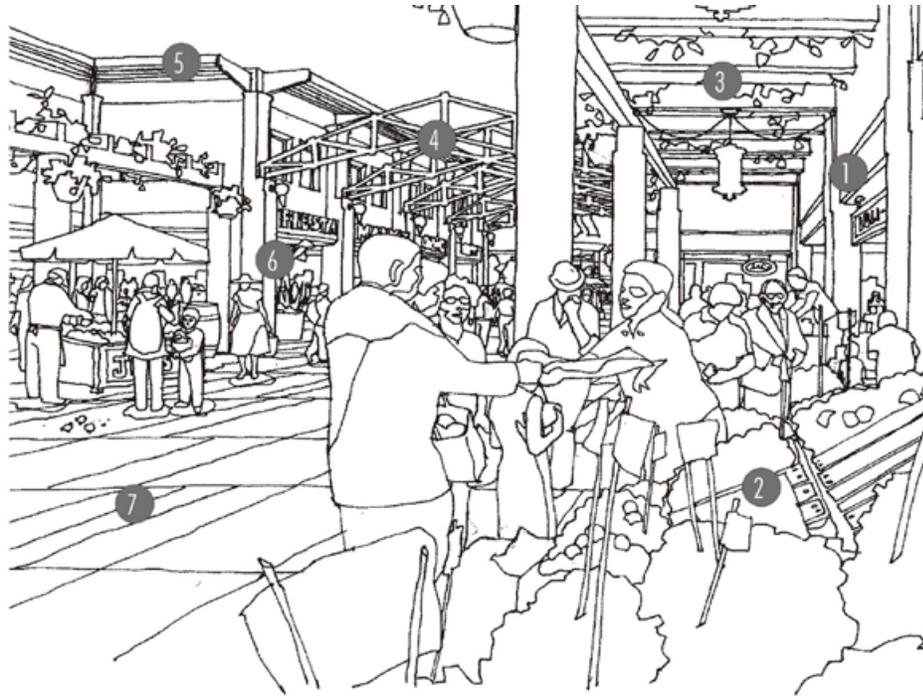
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Marketplace

BUILDING DESIGN RECOMMENDATIONS

Design Concept: Buildings are designed in a simple, multifunctional style appropriate for bustling marketplace activities including buying and selling of produce, and dry goods, temporary displays, and performances.

Massing: Shed style buildings with large, columnless interior spaces are preferred. A continuous arcade facing the marketplace will connect each building, creating a unified whole. Interior spaces can employ exposed truss structures and double height space to create an industrial, functional feel in the Marketplace. All facades should have variations at least every 50' in the horizontal dimension. Shop fronts should be broken down at least every 30'. Deep openings, shadow lines and details that are enhanced by sun and shadow are encouraged. Roof forms should be visually interesting.

Ground Floor Uses: at least 70% of ground floor facade along the marketplace frontage should be transparent glass. Design and leasing should focus on continuous pedestrian oriented uses along the ground plane, and supporting second level and mezzanine uses fronting the marketplace. Second story uses should be accessed with entries along the marketplace frontage. Secondary entries toward rear parking areas are discouraged.

Upper Story Fenestration: Punched type windows with a vertical orientation are appropriate, and should be inset from the building facade to create deep shadows and visual relief. Ribbon windows and curtain walls are allowed if shaded to avoid glare. Use of reflective glazing is discouraged and limited to upper story uses.

Colors, Materials, Details: Palette should take cues from the traditions of classic farm and industrial buildings, integrating such materials as brick, block, stone, exposed steel, corrugated metal, and wood trusswork. Vibrant accents may be used at appropriate locations out of semi permanent materials. A high quality base material of 18" is encouraged on all buildings facing the market place, made of terra cotta, natural stone, or clay fired tile. Roofs should be of high quality materials (preferably not asphalt shingle, rubber, or tar) to create interest from street.

Lighting/Signage: Should be an integral part of the building design. All submitted building elevations should show proposed signage and lighting.

Mechanical Units and Service Areas: All roof mounted mechanical units should be screened from public view and integrated into the overall design intent. Rear service areas should be screened, gated and unobtrusive.



KEY PLAN

- 1 Ground floor indoor/outdoor retail uses opening onto Marketplace
- 2 Removable temporary vending stalls
- 3 Permanent trellis/arcade w/lighting
- 4 Permanent canopy structure over Farmers Mrkt
- 5 Exposed metal; rooftop shading device
- 6 Multi story uses where appropriate
- 7 Hardscaped, multifunctional space

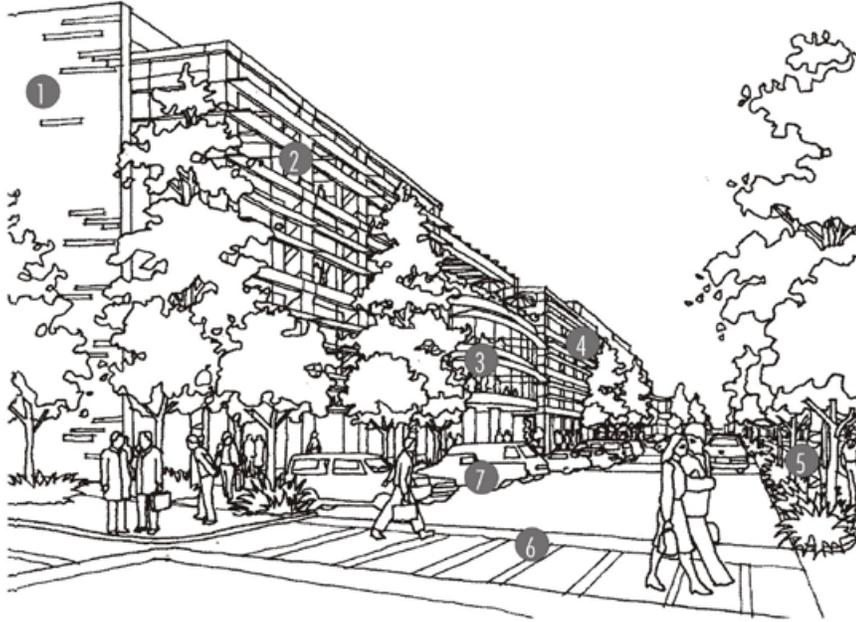
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District A Commercial Development

BUILDING DESIGN RECOMMENDATIONS

Design Concept: Commercial development in this District should create an ideal environment for knowledge sharing and R + D work. Buildings should be designed for maximum transparency and openness. A shared central quadrangle provides a contemplative and relaxing space around which the campus is organized.

Building Orientation: Buildings should be oriented to streets and common open spaces, maintaining a consistent building street wall along the sidewalk.

Massing: Buildings should employ techniques to break down massing by providing vertical and horizontal facade modulation. A wide canopy creates a sense of primary entry.

Ground Floor Uses: at least 50% of the ground floor facade should be transparent glass. Canopies should provide ample drop off areas under shade. Retail uses such as cafes, business supply stores, and printing shops are encouraged. Main entries to all uses should front the street, with the main entry into the elevator core centered on the facade. Secondary entries toward rear parking areas are allowed subject to design review.

Upper Story Fenestration: Modern and sleek ribbon windows and curtain walls are encouraged, but must be shaded to avoid glare. Use of reflective glazing is discouraged, and is limited to upper story uses. Punched type windows are discouraged. If used, they should be inset from the building facade to create deep shadow lines and visual relief.

Colors, Materials, Details: Color palette should focus upon create an elegant and understated corporate feel. Stone should be used along bases of buildings especially facing the street to create a sense of permanence. Bright colors may be used at appropriate locations out of semi permanent materials such as tiles, canopy and awning materials. Roof forms and materials should be of high quality and promote variety and visual interest from the street.

Integration of Lighting/Signage: Should be an integral part of the building design and done in an understated and tasteful manner. Monument signage, incised letters, and backlit lettering above canopies are encouraged sign types. All submitted building elevations should show proposed signage and graphics.

Mechanical Units and Service Areas: All roof mounted mechanical units should be screened from public view and integrated into the overall design intent. Rear service areas should be screened with roll down doors, & gated in an unobtrusive manner.



- 1 Use of permanent building materials: stone, tempered glass, steel.
- 2 Solar shading device limits glare and allows more transparency in building facades.
- 3 Defined main entry into building oriented toward street
Upperstory Uses with recessed fenestration to reduce glare
- 4 Continuous street wall of buildings help to shape common quadrangle space
- 5 Overcanopy of trees, undercanopy of ground cover creates pedestrian scale and visual interest
- 6 Special paving in crosswalks and at intersections
- 7 Head-in Parking

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Convention Hotel

BUILDING DESIGN RECOMMENDATIONS

Design Concept: The convention hotel is an important part of making the town square the heart of the commercial district. The hotel is intended to act as an anchor for the commercial district, and should support pedestrian linkages to and from the main entry.

Massing: The hotel should read distinctly as a podium and tower. The podium should avoid large blank walls especially along the major streets. Facades can be broken down by changes in plane, reveals or decorative detail. Corners can be articulated with strong shapes. All facades should have variations at least every 50' in the horizontal dimension, and shop fronts should be broken down at least every 30' to reinforce the pedestrian scale. Deep openings, shadow lines and details that are enhanced by sun and shadow are encouraged. Roof forms should be visually interesting.

Ground Floor Uses: The porte cochere should be prominently oriented toward the town square. At least 70% of the ground floor facade should be transparent glass showing displays and shop entries beyond. A continuous arcade is suggested along Oxnard Boulevard with street facing retail frontage. Secondary entries toward parking areas are discouraged, and are subject to design approval.

Upper Story Fenestration: Punched type windows with a vertical orientation are appropriate especially in the podium, and should be inset from the building facade to create deep shadows and visual relief. Ribbon windows and curtain walls are allowed on upper stories if shaded to avoid glare. Use of reflective glazing is discouraged and limited to upper story uses. 30% of the windows on upper stories should be operable. Balconies, if habitable, are encouraged.

Colors, Materials, Details: Color palette should take cues from the traditions of classic southern California townscapes. Vibrant accents may be used at appropriate locations out of semi permanent materials such as tiles, canopy and awning materials. A high quality base material of at least 18" is recommended on the entire building's street frontage. It can be made of terra cotta, natural stone, or clay fired tile. Roofs should be of high quality materials and promote variety and visual interest from the street.

Lighting/Signage: Should be an integral part of the building design. All submitted building elevations should show proposed signage and lighting.

Mechanical Units and Service Areas: All roof mounted mechanical units should be screened from public view and integrated into the overall design intent. Rear service areas should be screened, gated and as unobtrusive as possible.



KEY PLAN

- 1 Transparent ground and upper story with uses oriented toward street
- 2 Continuous retail with awnings along street frontage
- 3 Pronounced canopy/porte cochere creates sense of arrival
- 4 Taxi stand
- 5 Tree grove, perennial beds, and public art piece
Densely tree shaded pedestrian promenade
- 6 Banquet facilities and meeting rooms
- 7 Room tower with usable balconies and recessed windows allowing views to mountains north and east
- 8 "Stair stepping" down massing allows views to south and west; pool and outdoor facilities to be in sun from noon until evening.

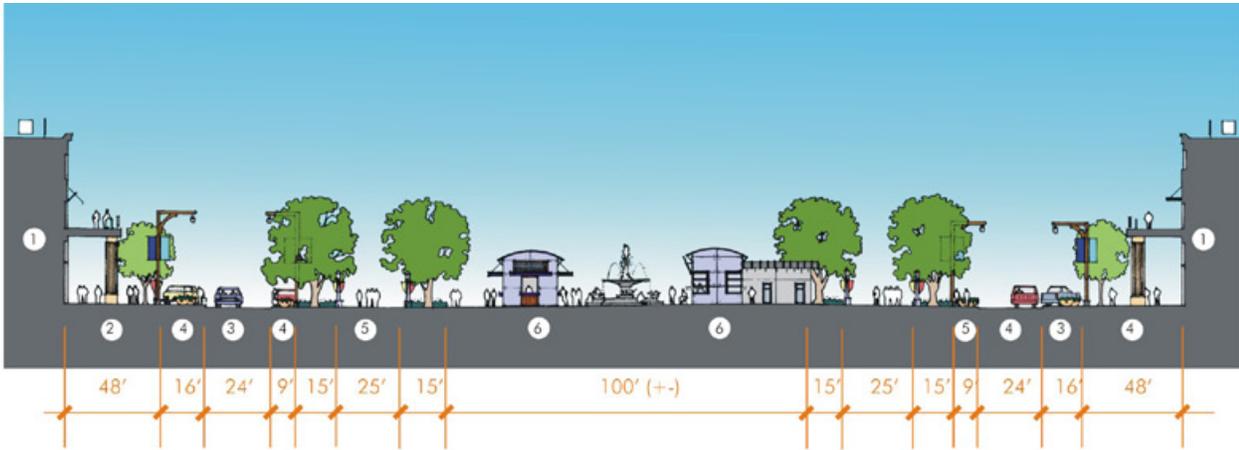
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Town Square Loop

RECOMMENDATIONS

Building / Shop Orientation: Buildings must orient themselves to the street frontage with their main entries and displays

Transparency: at least 70% of the ground floor facade must be transparent glass. Buildings should generally be transparent allowing views into the ground floor uses and displays. With restaurants, Collapsible window walls that create a seamless connection between outside and inside spaces are encouraged. Upper stories can be somewhat less transparent. Windows and balconies should look out onto the street and toward the Central Green. Upper story windows must be operable and balconies must be habitable.

Building Details: Arcades, canopies, and awnings that provide shade and pedestrian scale along the ground plane are required. Windows should be set back into the facade or shaded on upper stories to reduce glare and heat gain.

Sidewalk Uses: Uses that have outdoor seating out onto the sidewalk are encouraged. In general, a 10' clear walking lane must be maintained at all times along the sidewalk.

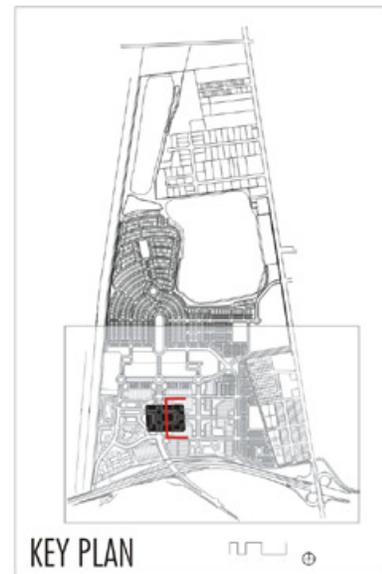
Trees: Indigenous tree types are recommended for this area. Canopy trees of significant size (5" caliper) should be planted at 30'-40' on-center along the peripheral sidewalk around the Town Square Loop. Around the Central Green, trees should be planted more densely; between 20'-25' o.c. Refer to section 5.0 for specific tree types and planting requirements.

Planters: Planters along the sidewalk right of way are encouraged, but cannot obstruct pedestrian traffic. Planters integrated with low barriers can be used effectively where alcoholic beverages are served.

Paving: Integration of special paving, such as cobblestones, brick, and colored stamped concrete are encouraged, especially where pedestrian traffic is greatest (crosswalks, curb bulbs). Curb bulbs are encouraged at key intersections where pedestrian traffic is high.

Lights: The street and the sidewalk must be well lit with vehicular and pedestrian lighting. Pedestrian lights should occur no greater than 50' apart.

Wayfinding/ Environmental Graphics: Essential to the district is a signage program. Elements should include Banners, Directional signs, street identifiers, Commercial District Identifiers, and Commercial District Gateways



KEY PLAN

- 1 Retail Anchor
- 2 Sidewalk with Arcade
- 3 Street (2 lanes one way)
- 4 On-Street Parking (Diagonal on Anchor side, parallel on Central Green side)
- 5 Pedestrian Promenade (Twin row of densely planted trees with paved promenade and seating)
- 6 Information Kiosk / Retail Pavilion / Bathrooms

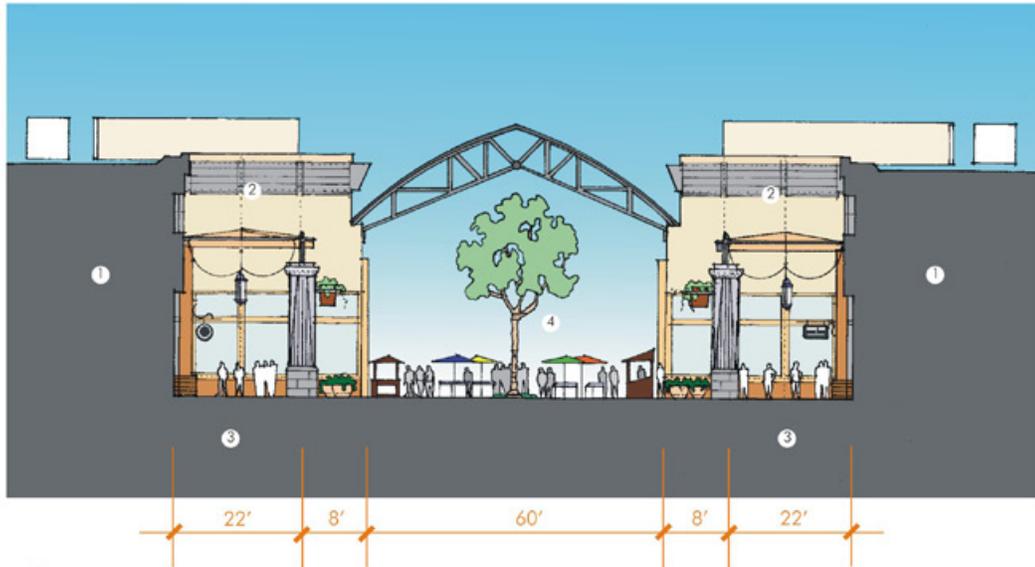
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Marketplace

RECOMMENDATIONS

Building / Shop Orientation: Buildings must orient themselves to the Marketplace frontage with their main entries and displays. Temporary (market hour duration) displays for selling goods are permitted under the arcaded area within the marketplace. Building entries must remain open at all times for pedestrian traffic.

Transparency: at least 70% of the ground floor facade must be transparent glass. Buildings should generally be transparent along the ground plane allowing views from the Marketplace into the ground floor uses and displays. Collapsible window walls that create a seamless connection between outside and inside spaces are encouraged. Upper stories can be somewhat less transparent. Windows and balconies should look out onto the street and toward the Marketplace. Upper story windows must be operable and balconies must be habitable.

Building Details: A continuous arcade will be built in front of all the building facades that will tie them together within the marketplace. Canopies and awnings that provide shade are allowed on upper stories. Windows should be set back into the facade or shaded on upper stories to reduce glare and heat gain.

Sidewalk Uses: Uses that have outdoor seating out onto the sidewalk are encouraged. In general, a 10' clear walking lane must be maintained at all times along the sidewalk.

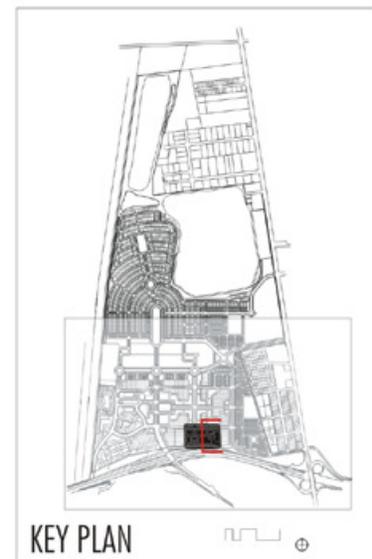
Trees: allowed in movable pots within the marketplace. Refer to section 5.0 for specific tree types and planting requirements.

Planters: Planters along the sidewalk right of way are encouraged, but cannot obstruct pedestrian traffic. Planters integrated with low barriers can be used effectively where alcoholic beverages are served.

Paving: Integration of special paving, such as cobblestones, brick, and colored stamped concrete are encouraged, especially where pedestrian traffic is greatest (crosswalks, curb bulbs). Curb bulbs are encouraged at key intersections where pedestrian traffic is high.

Lights: The street and the sidewalk must be well lit with vehicular and pedestrian lighting. Pedestrian lights should occur no greater than 50' apart.

Wayfinding/ Environmental Graphics: Essential to the district is a signage program. Elements should include Banners, Directional signs, street identifiers, Comm'l District Identifiers.



KEY PLAN

- ① Food & Wine Commercial Uses
- ② Upper Story Uses
- ③ Portico of the International Food Bazaar
- ④ Farmers Market

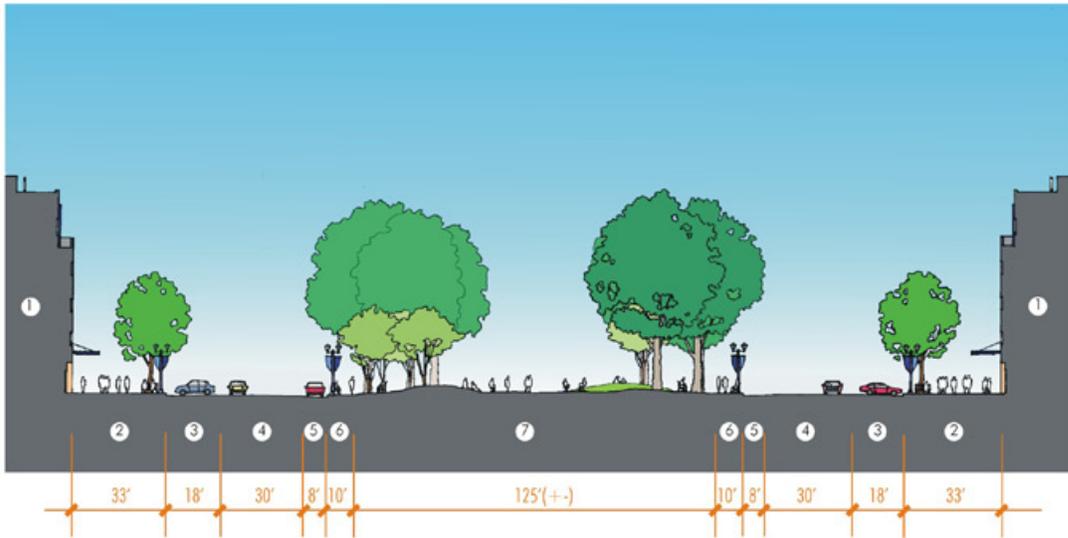
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Innovation Loop

RECOMMENDATIONS

Building / Entry Orientation: Buildings must orient themselves to the quadrangle frontage with their main entries. Vertical elements at entries such as trellises and Canopies are encouraged to shade entries.

Transparency: at least 70% of the ground floor facade must be transparent glass. Buildings should generally be transparent along the ground plane allowing views from the Quadrangle into the ground floor uses and main lobbies. Windows and balconies should look out onto the street and toward the Marketplace. Upper story windows should be operable in places, and balconies must be habitable.

Building Details: Canopies and awnings that provide shade are encouraged on along the ground plane. Windows on upper stories should be set back or louvered with sunshades to reduce glare and heat gain.

Sidewalk Uses: Limited retail uses such as cafes and convenience retail are allowed, and are encouraged to have outdoor seating. In general, a 10' clear walking lane must be maintained at all times along the sidewalk.

Trees: Indigenous tree types are recommended for this area. Canopy trees should be of significant size (5" caliper). Dense planting of canopy trees are encouraged along the street. The quadrangle should contain very large canopy trees for shade. Refer to section 5.0 for specific tree types and planting requirements.

Planters: Planters along the sidewalk right of way are encouraged, but cannot obstruct pedestrian traffic.

Paving: Integration of special paving, such as cobblestones, brick, and colored stamped concrete are encouraged, especially where pedestrian traffic is greatest (crosswalks, curb bulbs). Curb bulbs are encouraged at key intersections where pedestrian traffic is high.

Lights: The street and the sidewalk must be well lit with vehicular and pedestrian lighting. Pedestrian lights should occur no greater than 50' apart.



- 1 Office Building
- 2 Sidewalk with Seating and Shade Trees
- 3 Head-in Parking
- 4 Two-way Street
- 5 Parallel Parking
- 6 Sidewalk
- 7 Quadrangle

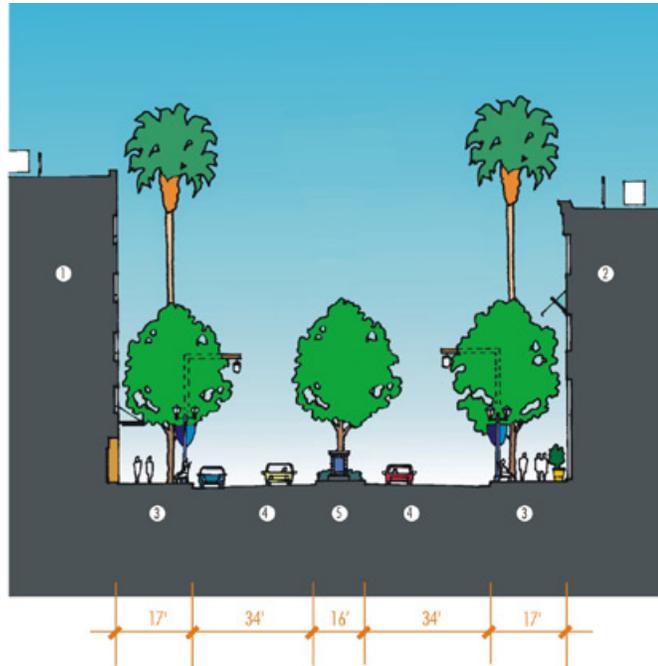
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Oxnard Boulevard

RECOMMENDATIONS

Building / Shop Orientation: Buildings must orient themselves to the street frontage with their entries and displays

Transparency: at least 70% of the ground floor facade must be transparent glass. Buildings should generally allow views into the ground floor uses and displays. Upper stories can be somewhat less transparent. Windows and balconies should look out onto Oxnard Blvd. Upper story windows should be operable and balconies must be habitable.

Building Details: Arcades, canopies, and awnings that provide shade and pedestrian scale along the street are recommended. Windows should be set back into the facade or shaded on upper stories to reduce glare and heat gain.

Sidewalk Uses: Uses that have outdoor seating out onto the sidewalk are encouraged. In general, a 10' clear walking lane should be maintained along the sidewalk.

Trees: Canopy trees of significant size (5" caliper) should be planted 30'-40' on-center along the sides of Oxnard Blvd. Within the median, a single row of a vertical plant type is recommended. Refer to section 5.0 for specific tree types and planting requirements.

Planters: Planters along the sidewalk right of way are encouraged, but cannot obstruct pedestrian traffic. Planters integrated with low barriers can be used effectively in seating areas.

Paving: Integration of special paving, such as cobblestone, brick, and colored stamped concrete are encouraged, especially where pedestrian traffic is greatest (at crosswalks and in curb bulbs). Curb bulbs are encouraged at key high traffic intersections.

Lights: The street and the sidewalk must be well lit with vehicular and pedestrian lighting. Pedestrian lights should occur no greater than 50' o. c. Vehicular lights should be placed roughly 100' - 150' o.c. Lights should be chosen with special consideration for their ability to integrate banners and planters, and their ability to provide light where it is needed without creating glare.

Wayfinding/ Environmental Graphics: A district wide signage program is essential. Elements should include Street Light Banners, Directional signs, street identifiers, Commercial District Identifiers, and Commercial District Gateway signs.



KEY PLAN

- 1 Office Building
- 2 Anchor Retail
- 3 Sidewalk with Seating and Shade Trees
- 4 Two-way Street
- 5 Planted Median with Monument Sign

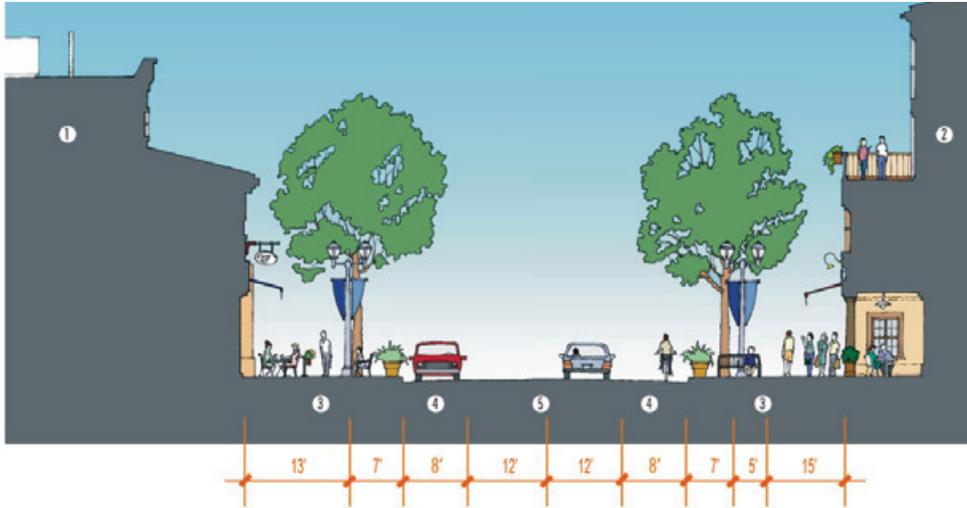
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Commercial Street

RECOMMENDATIONS

Building / Shop Orientation: Buildings must orient themselves to the street frontage with their main entries and displays

Transparency: at least 70% of the ground floor facade should be transparent glass. Buildings should generally allow views into the ground floor uses and displays. Collapsible window walls that create a seamless connection between outside and inside spaces are encouraged. Upper stories can be somewhat less transparent. Windows and balconies should look out onto the street and toward the Commercial Street. Upper story windows should be operable and balconies habitable.

Building Details: Arcades, canopies, and awnings that provide shade and pedestrian scale along the ground plane are recommended. Windows should be set back into the facade or shaded on upper stories to reduce glare and heat gain.

Sidewalk Uses: Uses that have outdoor seating out onto the sidewalk are encouraged. In general, a 10' clear walking lane must be maintained at all times along the sidewalk.

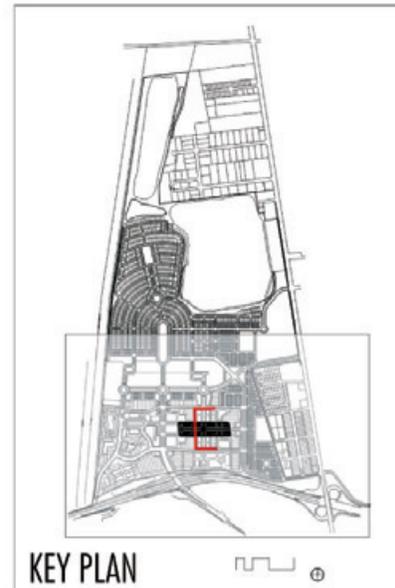
Trees: Canopy trees of significant size (5" caliper) are recommended planted at 30'-40' on-center along the sidewalk. Refer to section 5.0 for specific tree types and planting requirements.

Planters: Planters along the sidewalk right of way are encouraged, but cannot obstruct pedestrian traffic. Planters integrated with low barriers can be used effectively where outdoor seating occurs.

Paving: Curb bulbs and integration of special paving, such as cobblestones, brick, and colored stamped concrete are encouraged, especially at high traffic areas.

Lights: The street and the sidewalk must be well lit with vehicular and pedestrian lighting. Pedestrian lights should occur no greater than 50' apart and street lights should occur 100'-150' apart. Lights should be chosen with special consideration for their ability to integrate banners and planters, and their ability to provide light where it is needed without creating glare.

Wayfinding / Environmental Graphics: Essential to the district is a signage program. Elements should include Banners, Directional signs, street identifiers, Commercial District Identifiers



- 1 Restaurant in Front of Cinema
- 2 Retail with Office Above
- 3 Sidewalk with Seating and Shade Trees
- 4 On-street Parking / Bike Lane
- 5 Two-way Street

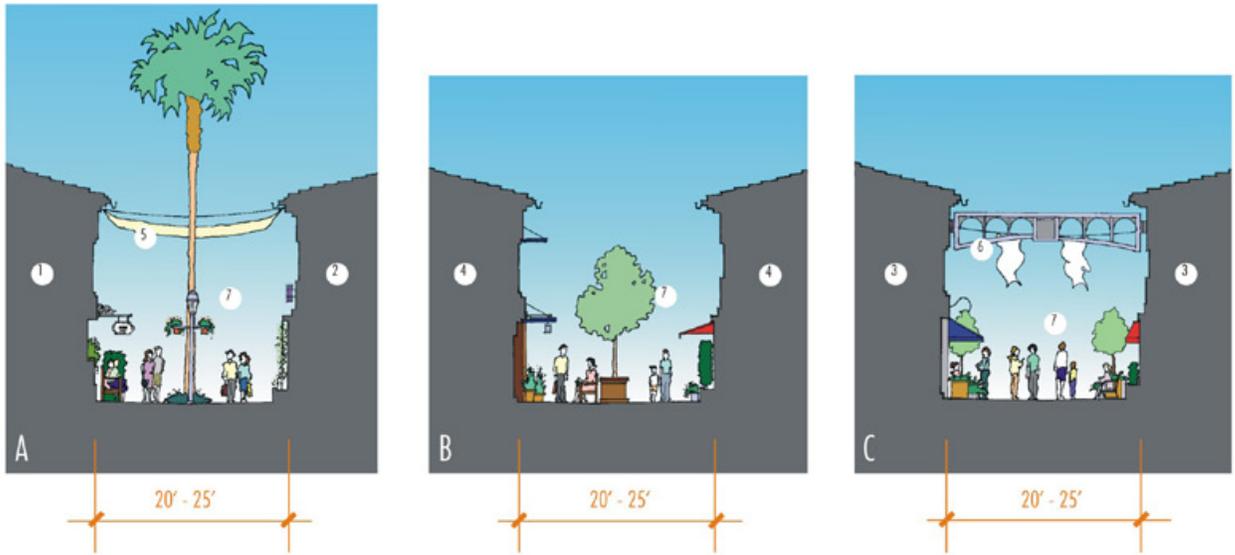
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Paseos

RECOMMENDATIONS

Transparency: Glazing is not required, but if there is glazing, it should allow views into the store. Windows and balconies should look out onto the Paseo with windows operable and balconies habitable.

Building Details: Arcades, canopies, and awnings that provide shade and pedestrian scale along the ground plane are encouraged. Windows should be set back into the facade or shaded on upper stories to reduce glare and heat gain. Wall mounted or recessed features such as niches, seating areas set into the wall, wall mounted displays, lighting fixtures, fountains, trellises, etc. are encouraged to create visual interest along the Paseo.

Sidewalk Uses: Uses that have outdoor seating out onto the sidewalk are encouraged, as long as a 10' clear walking lane is maintained at all times along the length of the paseo.

Trees: Small trees in pots, or trees planted in the sidewalk right-of-way with a very vertical aspect are encouraged. Special care should be taken with the planting of trees within the sidewalk to assure that there is a seamless connection between the tree grate and the sidewalk to assure pedestrian safety. Refer to section 5.0 for specific tree types and planting requirements.

Planters: A low planter may be designed to fit within the solid wall plane but it should not rise higher than 2' above the sidewalk. Planter pots along the sidewalk right of way are encouraged, as long as they do not obstruct pedestrian traffic.

Paving: Integration of special paving, such as cobblestones, brick, and colored stamped concrete are encouraged through out the paseo.

Lights: The sidewalk must be well lit with pedestrian scaled lighting. Pedestrian lights should occur no greater than 50' apart. Lights should be chosen with special consideration for their ability to integrate banners and planters, and their ability to provide light where it is needed without creating undue glare.

Wayfinding/ Environmental Graphics: A signage program should include banners, directional signs, and street identifiers.



- 1 Retail Anchor
- 2 Restaurants by Cinema
- 3 Retail with Office Above
- 4 Two-story Retail
- 5 Canvas Shade Canopy
- 6 Archway
- 7 Pedestrian-scaled Lighting, Planters, and Seating

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**3.8 SIGNAGE AND LIGHTING
GUIDELINES**

Refer to Section 5 for signage and lighting guidelines applicable to areas with commercial uses.



R E S I D E N T I A L
RIVERPARK SPECIFIC PLAN

master plan

section

4



4.1	INTRODUCTION
4.2	RESIDENTIAL DISTRICT STANDARDS
4.3	RESIDENTIAL BLOCK STANDARDS
4.4	RESIDENTIAL PRODUCT TYPE STANDARDS
4.5	RESIDENTIAL ARCHITECTURAL DESIGN GUIDELINES

4.1 INTRODUCTION

This Residential Master Plan addresses each aspect of residential development in RiverPark's Planning Districts. Residential Development Standards and Design Guidelines address the location, configuration, density, design character and other aspects of residential districts and development within RiverPark.

Related standards affecting residential development are in the following locations:

- Residential regulations for Planning District A and D: Section 3, Commercial Master Plan.
- Permitted land uses and intensity of land use: Section 2.
- Streets and open spaces within residential Planning Districts: Section 5.

The Standards and Guidelines are organized in four subsections, which individually address residential districts, residential blocks, residential product types, and residential architectural style and materials.

Note that terms used throughout these regulations shall take their commonly accepted meaning unless defined in Section 8, Glossary. When there are conflicts between the definitions in the Specific Plan and definitions as provided in the Zoning Ordinance, those in the Specific Plan shall take precedence.

4.2 RESIDENTIAL DISTRICT STANDARDS

4.2.1 Introduction

This subsection contains Regulating Plans which define the type and location of allowable Product Types within each Planning District with predominantly residential land uses.

4.2.2 The Neighborhood Concept

The residential Standards and Guidelines derive from RiverPark's neighborhood concept, which in turn is based on the policies of the City's General Plan, its adopted Vision for a More Livable Community, and the neighborhood vision evolved by the development team based on the General Plan.

The key elements of this vision which have guided the development of this Specific Plan are:

- All planning should be in the form of complete integrated and interconnected neighborhoods and districts, each containing a mix of residential uses. Some neighborhoods also contain ground floor commercial or live/work uses.
- The size and configuration of neighborhoods should ensure that housing, jobs, daily shopping needs and other essential activities are within easy walking distance of each other.
- As many activities as possible should be located within walking distance of transit stops.
- Neighborhoods should contain a diverse mix of housing types to enable residents from a wide range of economic levels, age groups and household types to live within its boundaries.
- RiverPark should contain an ample supply of specialized open space in the form of squares, plazas, greens and parks whose frequent use is encouraged through their placement and design.
- Public spaces should be designed to encourage the attention and presence of people at reasonable hours of the day and night.
- Neighborhoods should have a center and well-defined edges created by commercial districts, major streets, transit corridors, public facilities and/or greenbelts.
- Neighborhood streets, pedestrian paths and bicycle paths should be planned as a system of fully connected and interesting routes to

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:

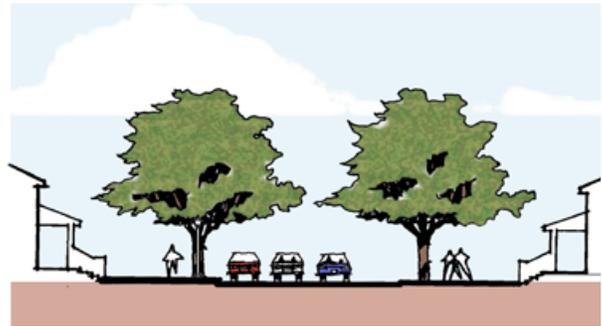
- Planning District F: Vineyards Neighborhood District.
- Planning District G: Village Square Neighborhood District.
- Planning District H: RiverPark Crescent Neighborhood District.
- Planning District I: RiverPark Loop Neighborhood District.
- Planning District J: RiverPark Mews Neighborhood District.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

Character of Neighborhood Streets

- Narrow streets
- Street trees which form a canopy
- Traffic calming
- Variable lot setbacks
- Architectural and site design which supports the street as a social space
- Rear lane auto access for some product types
- Variety of compatible architectural styles
- Architectural treatments to minimize the impact of garages on street
- Decks, balconies and shade structures
- Front porches and covered terraces which encourage social interaction
- Historically-based architectural styles using authentic massing and proportions and materials appropriate to wrap-around style elevation treatments
- Varied roof pitches
- Varied garage placement
- Varied yet consistent color palette



Typical section of a Neighborhood Street



Typical view of a Neighborhood Street

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April 12, 2005



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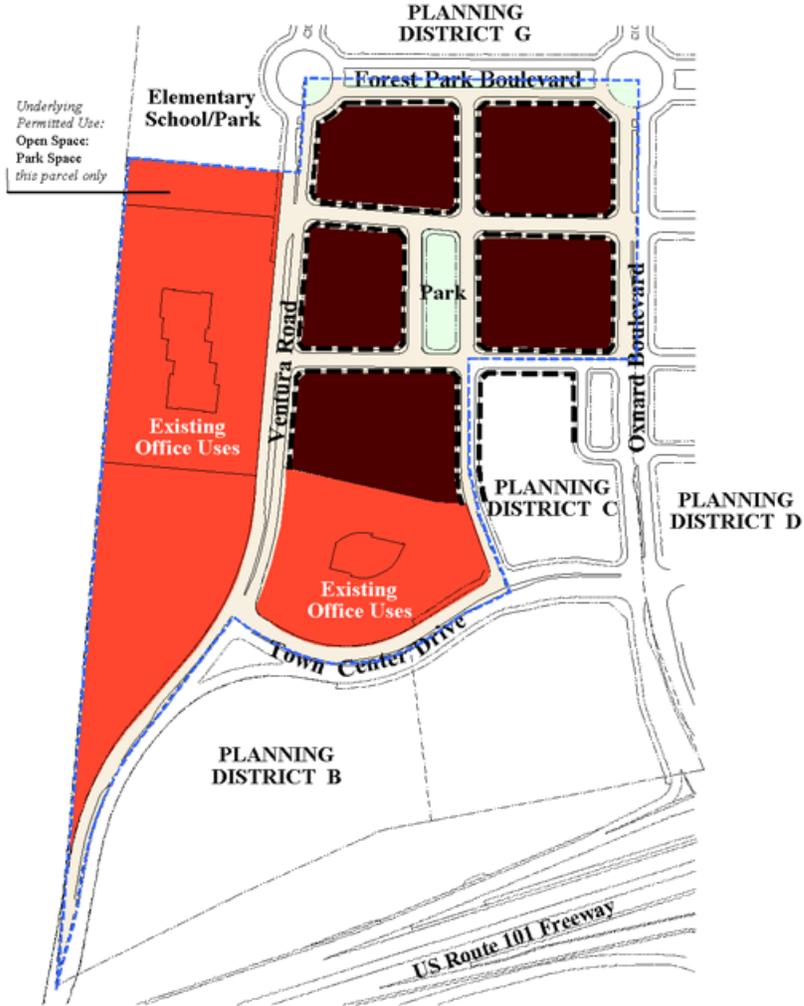
4.2.4 Residential District Standards

4.2.4.1 *Planning District A: Mixed-Use/Office District*

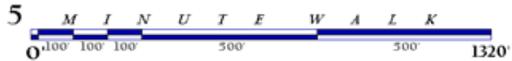
This District is bounded on the north by Forest Park Boulevard, on the south by Ventura Road and Town Center Drive, on the east by Oxnard Boulevard and on the west by the Santa Clara River.

There are two development options within Planning District A. Development Option A incorporates five residential blocks and a park and is discussed in the this Section. The Residential: High Density land use designation supports Product Type 6-R, multifamily housing, as the single designated Product Type. The remaining area is designated for Commercial: Office.

Development Option B, discussed in Section 3, allows Residential: High uses along Forest Park Boulevard and a portion of Ventura Road and Oxnard Boulevard. Again, the remaining area is designated for Commercial: Office.



- Commercial: Office
- PRODUCT TYPE 4-R OR 6-R
- PLANNING DISTRICT BOUNDARY
- REQUIRED BUILT FRONTAGES



Note:

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

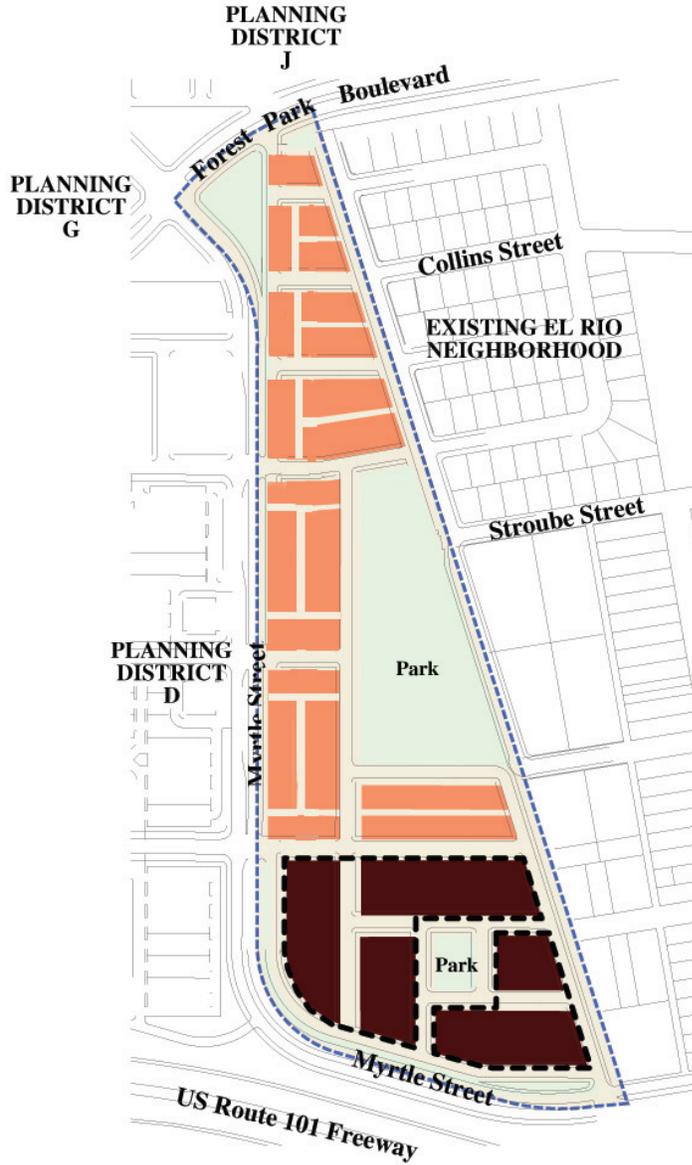
Development option "B" is described in Section 3 of the Specific Plan.

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.

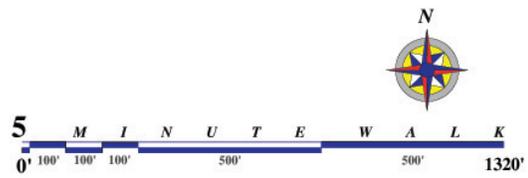
*Planning District A: Mixed Use/Office District
Regulating Plan Diagram for Development Option A: All Residential*

4.2.4.2 Planning District F: Vineyards Neighborhood District

This District is bounded on the south and west by Myrtle Street, on the north by Forest Park Boulevard, and on the east by the existing El Rio neighborhood. As shown by the following Regulating Plan, the Planning District is divided into two subdistricts. The northern subdistrict allows Product Types 2-R, 3-R and 4-R. The lower quarter of the area contains two alternative street layouts, designated Alternative 1 and Alternative 2 as shown by the two following Regulating Plans.



- PRODUCT TYPE 2-R, 3-R OR 4-R
- PRODUCT TYPE 4-R OR 6-R
- PLANNING DISTRICT BOUNDARY
- REQUIRED BUILT FRONTAGES



- Note:
- Buildings shall face indicated street frontages. Any parking areas visible from the street shall be screened with streetwalls.

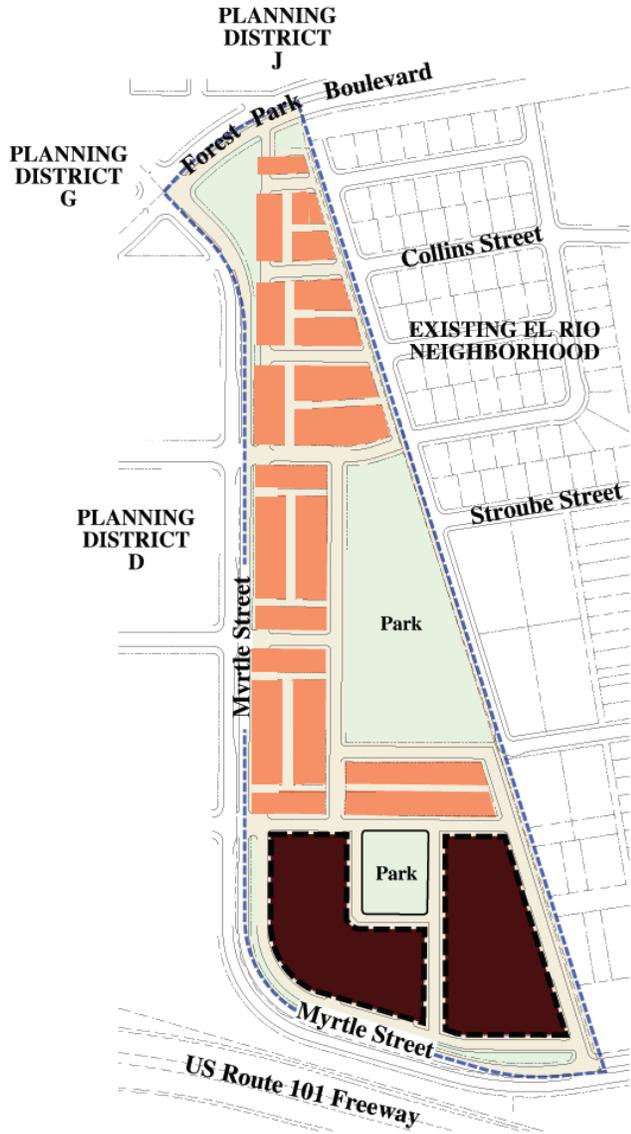
*Planning District F: Vineyards Neighborhood District
Regulating Plan Diagram
Alternative 1*

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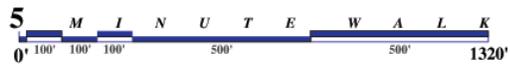
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-  PRODUCT TYPE 2-R, 3-R OR 4-R
-  PRODUCT TYPE 4-R OR 6-R
-  PLANNING DISTRICT BOUNDARY
-  REQUIRED BUILT FRONTAGES



Note:

- Buildings shall face indicated street frontages. Any parking areas visible from the street shall be screened with streetwalls.

*Planning District F: Vineyards Neighborhood District
Regulating Plan Diagram
Alternative 2*

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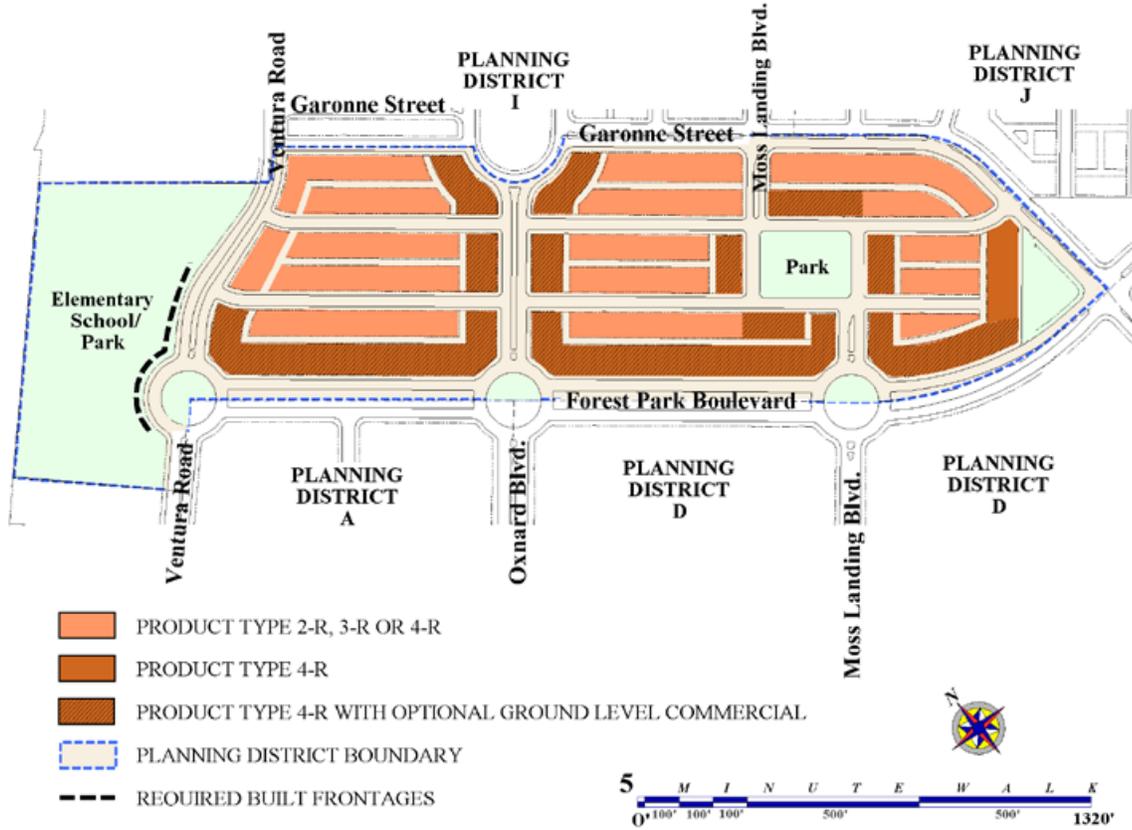
4.2.4.3 Planning District G: Village Square Neighborhood District

This Planning District is bounded by Garonne Street on the north and east, Forest Park Boulevard on the south, and the Santa Clara River on the west. It is subdivided into four major blocks by north-south arteries which run-through the District: Moss Landing Boulevard, Oxnard Boulevard and Ventura Road.

The designated land use is Residential: Medium, with the exception of the western-most block in which a school is the Permitted land use and Residential: Medium is the Specially Permitted land use.

Product types 2-R, 3-R or 4-R are allowed in most areas north of Forest Park Boulevard excepting the lots bordering Forest Park Boulevard, Oxnard Boulevard and a few other access streets where Product Type 4-R, Townhouses, is required. Ground floor commercial uses are allowed around the Village Green turbine park within the Planning District as well as on Forest Park Boulevard, Oxnard Boulevard and a few other locations as indicated by the following Regulatory Plan.

Permitted Product Types are indicated on the following Regulating Plan, which also indicates the locations of alleys which serve the rear entries of all Product Types.



- PRODUCT TYPE 2-R, 3-R OR 4-R
- PRODUCT TYPE 4-R
- PRODUCT TYPE 4-R WITH OPTIONAL GROUND LEVEL COMMERCIAL
- PLANNING DISTRICT BOUNDARY
- REQUIRED BUILT FRONTAGES

Note:

Buildings shall face indicated street frontages. Any parking areas visible from the street shall be screened with streetwalls. At civic use sites, such as schools, this line indicates frontages on which primary building facades are recommended.

*Planning District G: Village Square Neighborhood District
Regulating Plan Diagram*

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4.2.4.4 Planning District H: RiverPark Crescent Neighborhood District

This neighborhood is bounded by the RiverPark Loop Neighborhood (Planning District I) on the south, the Santa Clara River levee on the west, and the Brigham-Vickers Water Storage/Recharge Basin on the east.

The land use in this neighborhood is exclusively Residential: Low-Medium 1-R or 2-R detached single-family homes.

Permitted Product Types are indicated on the following diagram depending on location. Builders may utilize garages with either alleys or street entry in the locations indicated by the Regulating Plan. The permitted Product Types encourage front porches and front entrances that promote a connection between the house and the street, and encourage a sense of community. The intimate pedestrian scale of the streets supports this connection between the public street and the private space.

The lots fronting open spaces along the west edge of the Planning District are to be detailed in a more rural manner, with decorative fences, stone veneer walls and hedge plantings at the frontage. Front porches (or other such elements as described in the style section) are required. For lots not served by alleys, the house types defined in this section require garages and service functions to be located at the rear of the lot.

All street frontages are defined with large canopy trees and two-story building facades. The roads bounding the west edge of the Planning District are rural in character, with a mixture of homes with wood and stucco finishes is intended.

A minimum of three elevation styles are generally required.

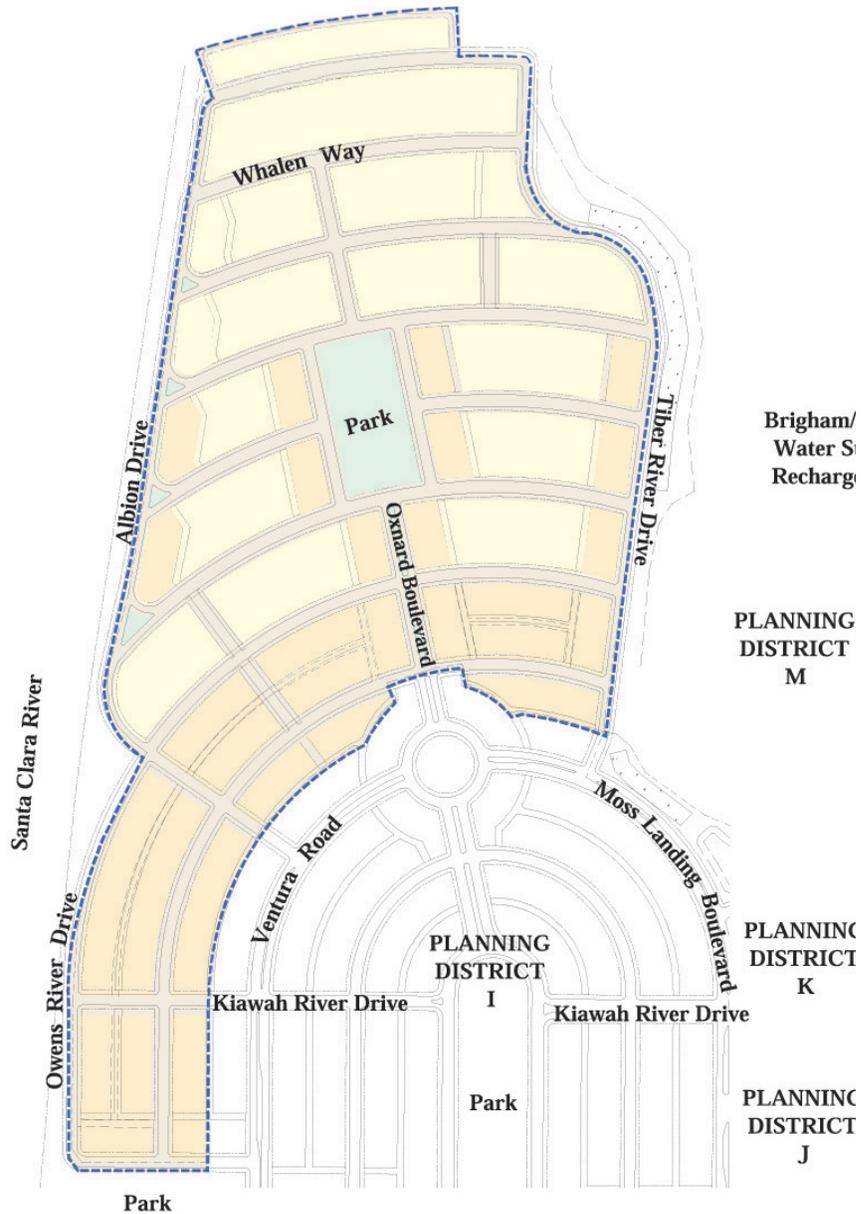
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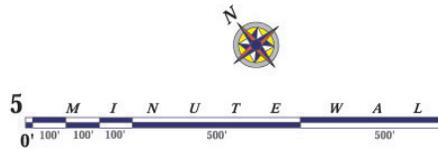


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- PRODUCT TYPE 1-R
- PRODUCT TYPE 1-R OR 2-R OR 3R
- PLANNING DISTRICT BOUNDARY
- ALLEY REQUIRED WITH PRODUCT TYPE 2-R



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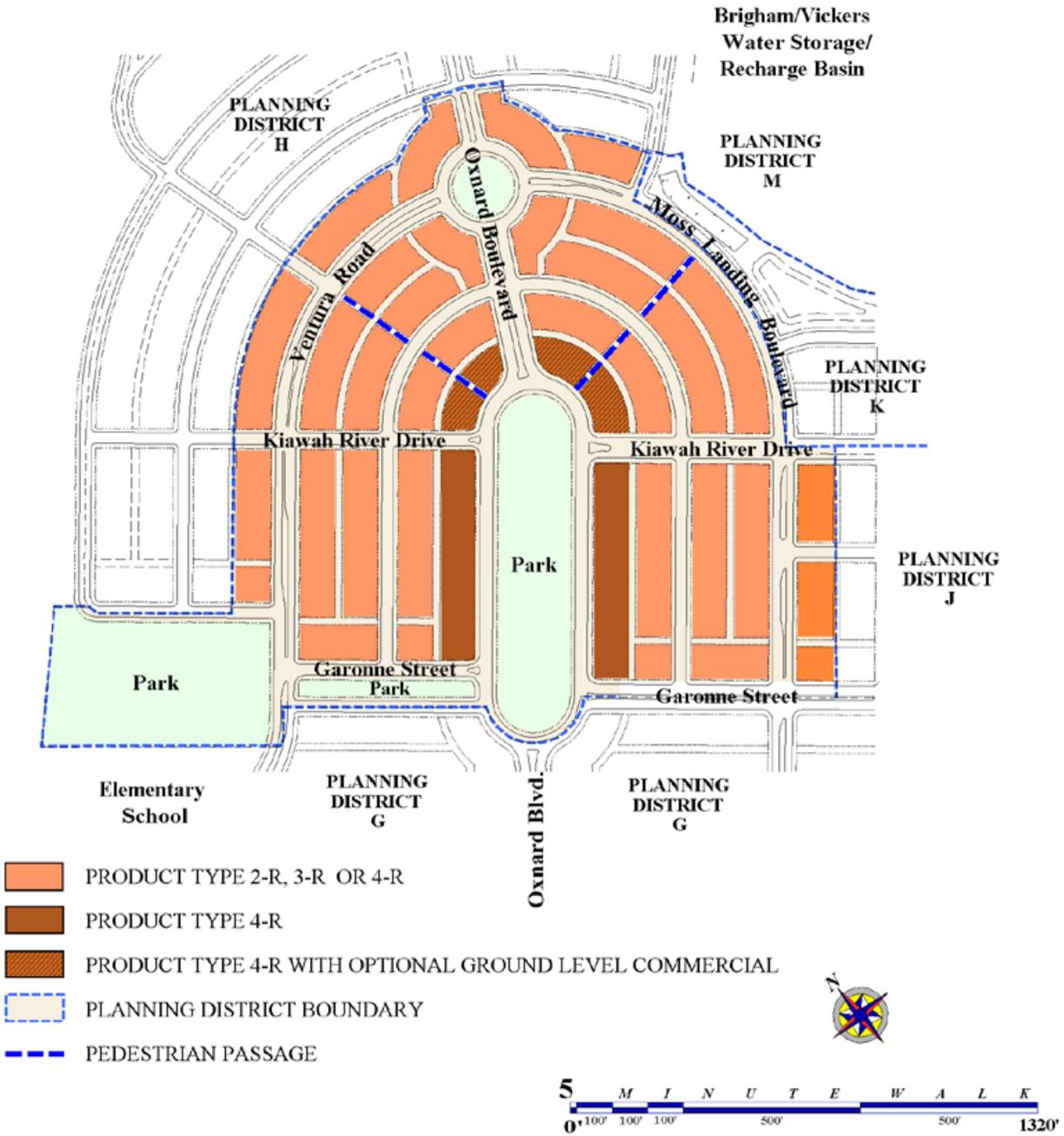
4.2.4.5 Planning District I: RiverPark Loop Neighborhood District

This Planning District is bounded by Garonne Street on the south, and extends to two and one half blocks north, east and west of Central Park, terminating, in most cases, at an alley. Central Park is the focal point of this neighborhood. Excepting neighborhood-serving commercial uses in the ground floor of townhouses at the north end of the park, all the land uses within this neighborhood are Residential: Medium or Residential Low.

Two or three-story townhouses are limited to the frontages facing the Central Park. These buildings, preferably three stories high, are intended to strongly define the boundaries and space of the park. Outside this inner ring of townhouses the remaining area may be developed with small lot single family detached, cluster housing, or townhouses.

All the lots in the neighborhood are served by lanes, which provide access, at the rear of the lots, to garages and other service functions. The streetscapes within this Planning District include curbside parking.

Permitted Product Types are indicated on the following regulating plan.



*Planning District I: RiverPark Loop Neighborhood District
Regulating Plan Diagram*

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4.2.4.6 *Planning District J: RiverPark Mews Neighborhood District*

This Planning District is bounded by the Vineyards Neighborhood District (Planning District F) and the Village Square Neighborhood District (Planning District G) on the south, the RiverPark Loop Neighborhood District (Planning District I) on the west and the Public Facility District (Planning District L) on the northernmost portion of the District at Vineyard Avenue. Kiawah River Drive and Thames River Drive are the northern bounding streets, Garonne Street and a portion of Forest Park Boulevard form the southern boundary, and Vineyard Avenue borders the Planning District on the East.

The neighborhood is mostly single-family residential, with a vertical mixed-use overlay facing the south, east and west sides of East Park, the 6.1 acre public open space focus of this neighborhood. An elementary school and a secondary school with associated shared-use playfields is the allowed use in the easternmost part of the district.

Permitted Product Types are indicated by the following regulating diagram. The general architectural scale and character of the single-family houses in this area are intended to be compatible with residences in the adjacent Planning Districts.



-  PRODUCT TYPE 1-R, 2-R OR 3-R
-  PRODUCT TYPE 2-R, 3-R OR 4-R
-  PRODUCT TYPE 2-R, 3-R OR 4-R (PRODUCT TYPE 4-R HAS OPTIONAL GROUND LEVEL COMMERCIAL)
-  PRODUCT TYPE 4-R WITH OPTIONAL GROUND LEVEL COMMERCIAL
-  PLANNING DISTRICT BOUNDARY
-  RECOMMENDED PRIMARY BUILDING FACADES
-  RECOMMENDED SCHOOL DROP-OFF DRIVE
-  PEDESTRIAN PASSAGE



*Planning District J: RiverPark Mews Neighborhood District
Regulating Plan Diagram*

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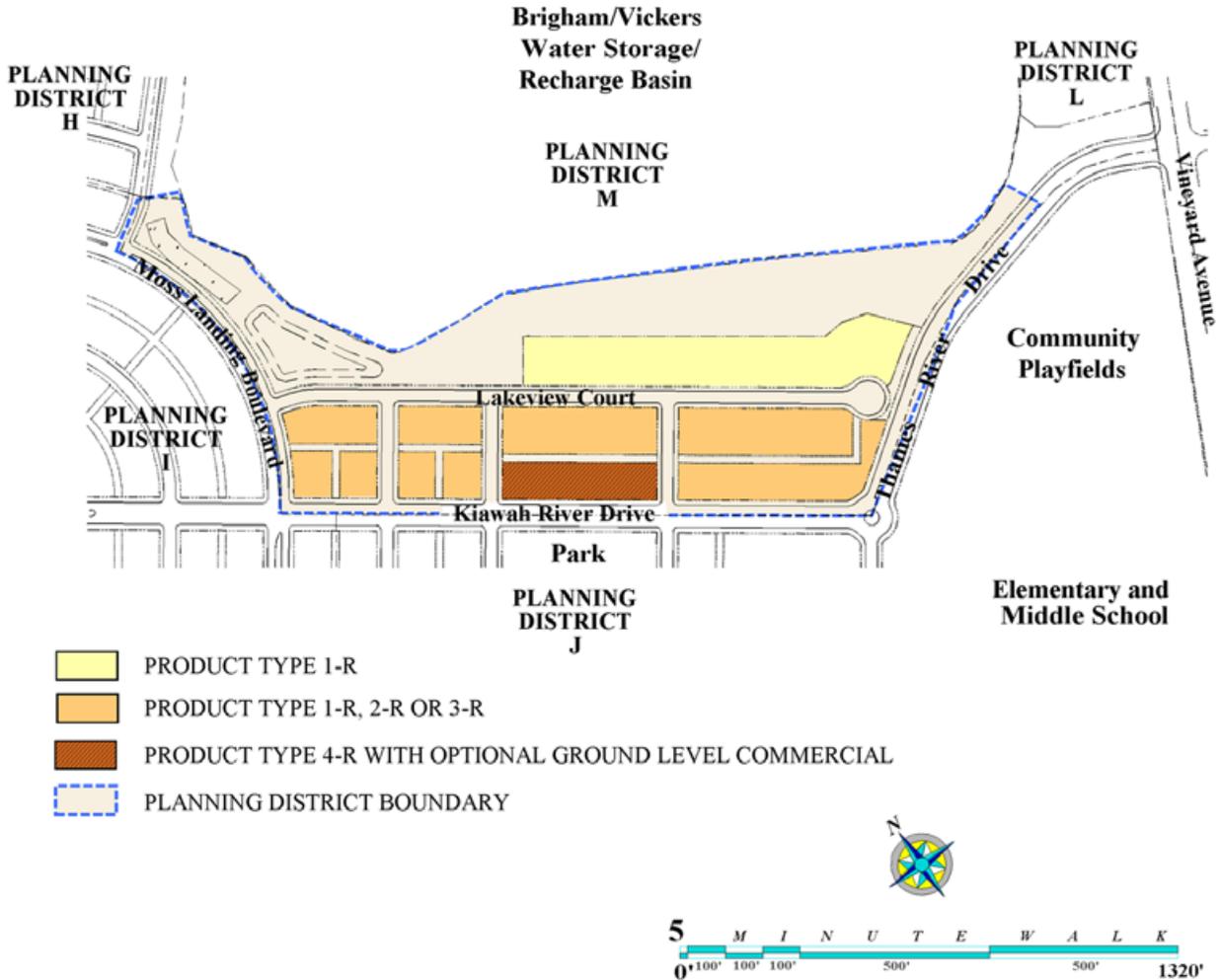


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4.2.4.7 Planning District K: Lakeside Neighborhood District

This Planning District is bounded by Vineyard Avenue on the east, Planning District I (RiverPark Loop Neighborhood District) to the west, Planning District J (RiverPark Mews Neighborhood District) to the south, and Planning District L (Public Facility District) and District M (Water Storage/Recharge Basins and Storm Water Control District) to the north. The Permitted land use is Residential: Medium. East Park, immediately to the south in Planning District J, serves this Planning District.

Permitted Product Types are primarily single family detached, Product Types 1-R, 2-R or 3-R. Product Type 4-R with optional ground level commercial is permitted immediately north of East Park. Large-lot single family detached units are required in the areas closest to the Brigham-Vickers Water Storage/Recharge Basin. Townhouses with optional ground level commercial are located on the north side of Kiawah River Drive opposite East Park. The locations of each Product Type are shown in the following regulating plan.



*Planning District K: Lakeside Neighborhood District
Regulating Plan Diagram*

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4.3 RESIDENTIAL BLOCK STANDARDS

4.3.1 Introduction

These standards regulate residential design on a block level. Subjects addressed include the relation of the building front to the street, garage recesses, corner lots, front and rear loaded garages, and alley configuration.

4.3.2 Block Face

The streets and alleys of RiverPark's residential areas are principal social and pedestrian public spaces. The following standards are intended to assure that residential structures clearly define the boundaries, scale and character of these street spaces.

- All buildings shall be set back from the front (and in the case of corner houses side) property line at a distance required to provide a strong definition of the street wall. Setback standards for each Product Type are defined in the Product Type Standards, Section 4.4.
- All buildings shall have articulated front elevations. At least two types of articulation are required. 1) Architectural elements shall be provided which extend forward, such as portions or portions of the ground floor which extend towards the street property line beyond the rest of the facade. 2) Each facade facing a main access street shall be divided horizontally into two or more planes, each of which is separated from the other by 5 or more feet. Garage setbacks may count for meeting this requirement. Some architectural styles are the exception, such as the east coast traditional styles. Refer to style sections.

4.3.3 Side Property Line Walls

- Property line walls shall not extend beyond the front face of the living portions of the house closest to the front setback line, unless they are decorative fences up to 42" high.

4.3.4 Setbacks

- All setbacks are addressed in the Product Type Standards, Section 4.4.



- Setbacks for alley loaded garages: 5' minimum, measured from garage door to lot line at alley. Adjustments of 2'± to accommodate alley configuration may be approved by the Planning Director, but in no case shall the backup space behind the garage door be reduced to less than 25'. Alternate 20' minimum driveway length to accommodate onsite parking.
- Each alley loaded garage shall have a 25' backup space, including driveway apron and alley width. Driveway aprons on the opposite side of the alley cannot be used to meet this requirement.
- Living space above the garage can encroach a maximum of 15" into the 5' garage setback to provide architectural facade articulation. Architectural projections on upper floors can encroach only as allowed by the Building Code.

4.3.5 Separations

Any two residential buildings shall be at least ten feet apart.

4.3.6 Building Color

The color of all buildings on a block face shall differ to a degree which assures visual variety, yet is sufficiently consistent to assure that the block face will appear visually unified. Color palettes shall be prepared by a professional color expert for each neighborhood by the individual builders.

4.3.7 Single-Family Residential Standards

4.3.7.1 Garages

Consistent with the goal to orient the "living" portion of the house to the street is the desire to minimize the visual impact of the garage. Garages will be required to be set behind the front face of the house. A variety of placements, setbacks and treatments can reduce the impact of the garage including

An attractive and walkable block face is in part dependent on minimizing the visual impact of garages and minimizing the interruption to the continuity of sidewalks due to driveways. Accordingly:

- Garages shall be recessed from the front face of the living portion of the unit (e.g. entry, living areas) by a minimum of five feet. Garages shall not project in front of the living areas and shall not have their front face in the same plane as that of the living areas.
- A minimum width of driveway is desirable. Limit the width of the standard driveway to the width of the garage door and taper driveways that are longer than thirty feet.
- It is recommended that each garage space have its own, independently operating garage door independent of building style.
- Tandem parking is not allowed for two-car garages. Tandem garage spaces are encouraged for garages with spaces for more than two cars.
- In order to reinforce the appropriate scale and rhythm of the block face, no more than two garage spaces may share the same front building wall. If a third garage is provided, it should be a separate, attached garage or should be located in a one or three car garage whose garage door is not visible from, or perpendicular to, the street.
- Architectural features are required in front of garages facing the street. These can be in the form of porte-cochere elements as extensions of the house, or trellis elements provided that they appear as integral elements of the style selected.
- Single garage doors shall be a maximum nine feet wide. Double garage doors shall be a maximum of eighteen feet wide.
- No over height garage doors for recreation vehicles will be allowed. Maximum height is eight feet.
- Garage doors must have style specific patterns. No flush metal panel doors will be allowed,

except for doors with custom applied trim accent.

- Garage door window patterns shall be designed to be consistent with the style of the home.
- Garage doors shall be recessed a minimum of 24" if facing the street, and 12" if facing the alley or on a deep recessed garage.
- Surface mounted lights are not permitted in garage door soffits.
- Carports generally are not permitted, however guest-parking bays may occur beneath trellises or other covered structures on a case by case basis if well integrated into the design.

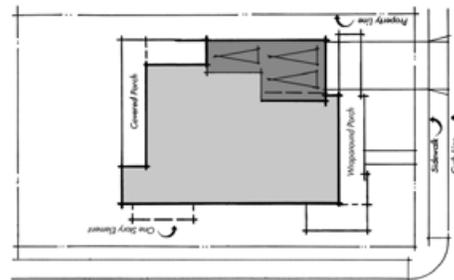
4.3.7.2 Varied Garage Setbacks and Placement

A varied setback is necessary along the street frontage. Refrain from strict compliance to the minimum garage setback so as not to contribute to a repetitious and monotonous appearance along the street. Where garages are adjacent to one another at common property lines, a two-foot minimum difference in setbacks is required.

Plans are to be reversed and plotted so that garages and/or entries are adjacent to each other. This creates an undulating setback. Occasionally, this pattern should be broken so that it will not become overly repetitious or reflected by the massing directly across the street. Following are standards for a variety of garage types:

Shallow Recessed Garages

Set the garage back a minimum of 5 feet from the adjacent living space façade of the house (excluding porches). This is intended to reduce the overall visual mass of the garage. A shallow, recessed garage may only be used twice in a 3- to 4-plan package by each builder.



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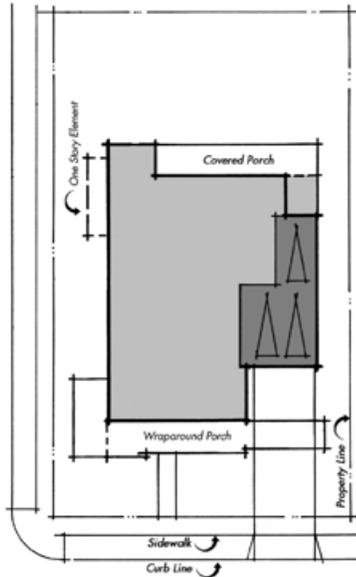


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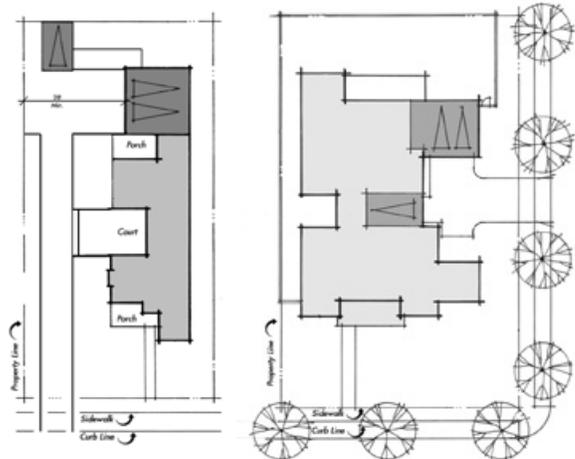
Mid-Recess Garage

Set the garage back at the mid-point of the home to allow maximum living space forward while the garage remains attached to the house.



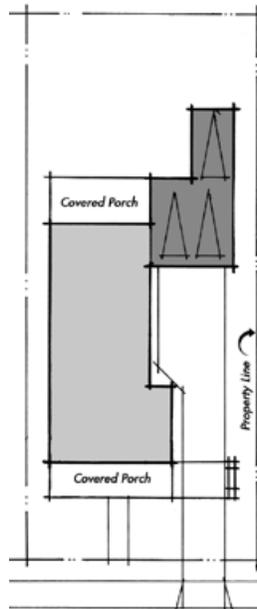
Corner Lot Garage

This corner lot garage treatment can be derived from a flexible plan layout. Only the garage changes from an interior lot plan layout to a corner lot plan, allowing substantial street scene variation and the opportunity for greater architectural expression on the front and side elevations.



Deep Recessed Garages

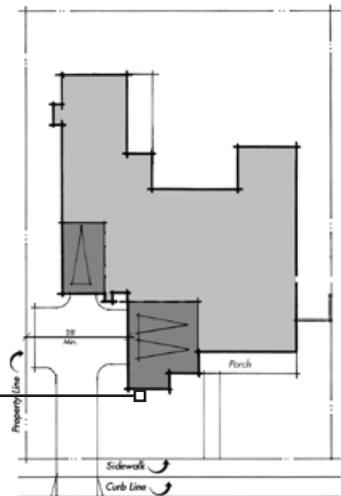
Set the garage back to the rear of the lot. Attached or detached garages are allowed. This achieves more living space toward the street and creates additional usable sideyard outdoor space.



Outside-swing-in Garage

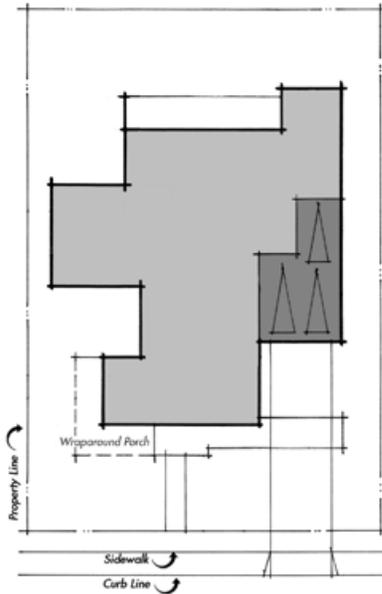
Swing-in garages may be used only on lots wider than 65 feet. Swing-in lots should provide 28 feet of back up maneuvering room. Provide living space and several planting pockets along the garage front at all swing-in driveways. Inside-swing-in garages are not allowed. Outside swing-in garage plan may be used once per product plan package. No more than 25% of all plotted homes may have a swing-in garage. Swing-in garages may not face a side street.

Living space or architectural enhancement in front of garage mitigates garage forward condition



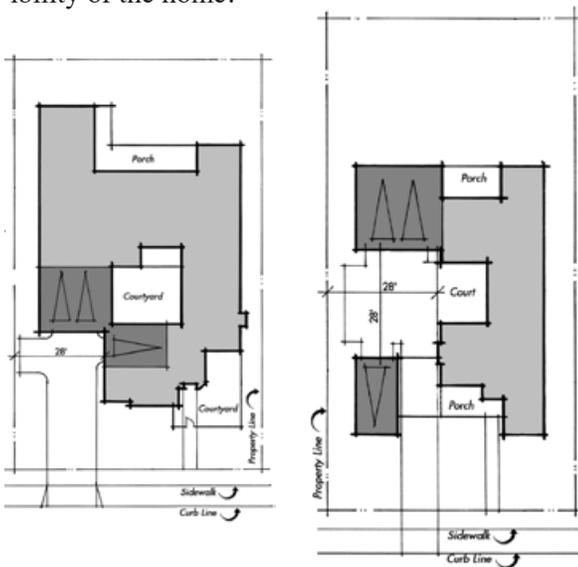
Tandem Garage

This garage layout de-emphasizes the third garage by concealing it behind a standard two car garage condition. This garage configuration can be a shallow, mid-recessed or deep-recessed garage design.



Split Garage

This treatment de-emphasizes the garage by reducing the width of the garage face elevation when a three-car garage is desirable. Typically, a one-car garage and a two-car garage are split to provide a variation in the appearance, articulation, and flexibility of the home.



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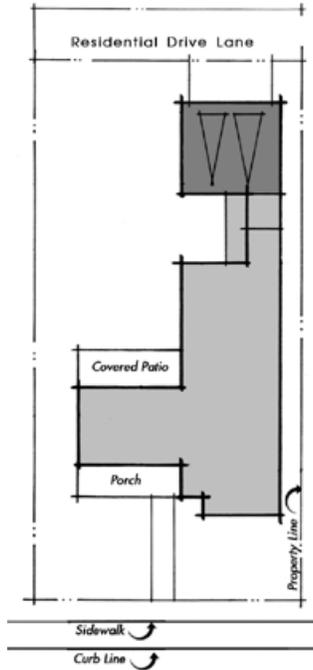


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Alley Loaded Garage

Garages accessed from a residential drive lane (alleyway) create a more traditional street scene, without garages visible at the front of the home (on select products only). Recess garage doors a minimum of 12" on alley loaded garages.



4.3.7.3 Other

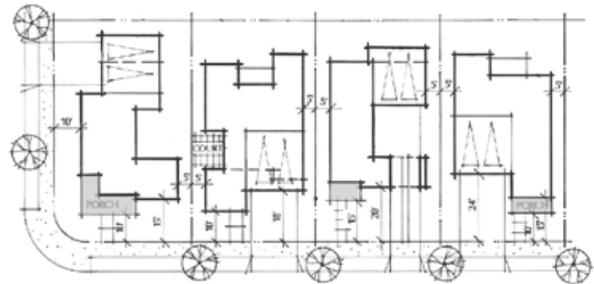
- A minimum of 50% of houses on a block front shall have front porches.
- Provide a diversity of styles regardless of the block lengths.
- In order to assure architectural and visual variety, adjacent lots shall not have the same floor plan plotted next to each other and plotting the same architectural historic style adjacent is discouraged.

4.3.7.4 Staggered Front Yard Setbacks

In general, a variable front yard setback should be achieved within each block. See Building Product-specific criteria for standard setbacks for each product type. Staggered off-sets will be measured from the standard setback. Stagger every fifth house an additional three to five feet.

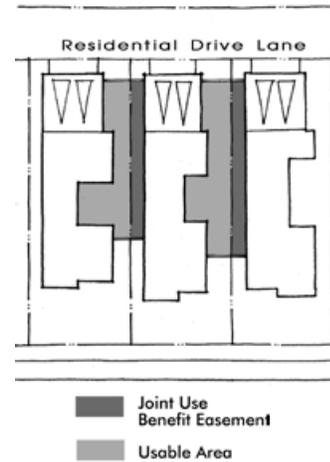
4.3.7.5 Variable Lot Width

Providing variable lot width within an individual product line is encouraged but not required. This allows large units to be plotted on wider lots and smaller units on narrower lots. It provides a more interesting street scene and efficient use of the land. When variable lot widths are used, the average lot width must equal the nominal lot width permitted by the Master Developer.



4.3.7.6 Joint Use Benefit Easements

In order to provide additional usable space for residents, joint use benefit easements are permitted.



use of mid and rear placed garages, tandem garages, alley access garages, port cocheres, recessed garage doors and decorative garage treatments.

4.3.8 Multi-Family Residential Standards

Block Face

- Building shall front towards the street.
- All building elevations facing public view areas should be designed with significant one story elements including entries where appropriate.

Setbacks

- All setbacks are per Product Type Standards. Setbacks along the development perimeter should vary beyond the minimum established by constraints of the site location and building codes.
- Minimum on-site building separation varies and is determined by Product Type. Internal setbacks should be five feet minimum from the interior lot line and minimum twenty feet between buildings.
- A minimum of six to eight feet of landscape space shall be provided between any drive, or sidewalk and the adjacent building wall.

Minimum on-site building separations vary and are determined by product type.

Parking

- Minimize exposure of on-site parking to public view.

Other

- All projects are to provide screened trash enclosures.

Townhomes

- For townhome design criteria, see page 4.29

4.3.9 Alley Configuration

- Alley design shall meet municipal requirements.
- Alley landscaping is required of every product type.
- T-intersections within residential alleys should have embellished paving to help mitigate the monotony of the typical alley circulation condition.

4.4 RESIDENTIAL PRODUCT TYPE STANDARDS

4.4.1 Introduction

The Specific Plan incorporates Standards and Guidelines related to residential product types. A product type is a basic residential building configuration to which specific regulations can be ascribed.

4.4.2 Product Type Standards

The Specific Plan defines six product types, summarized with their variations on the following page. These Product Types encompass all of the types of residential development permitted within RiverPark. The Product Types represent a range of densities from single family detached units to apartments.



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RESIDENTIAL PRODUCT TYPES

1-R Large Lot Single-Family



Notes

- Single-Family • Detached • Fee Simple • Street Parking Access

2-R Small Lot Single-Family



Notes

- Single-Family • Detached • Fee Simple • Alley Parking Access

3-R Cluster Single-Family



Notes

- Single-Family • Detached • Fee Simple • Alley or Side Drive Parking Access

4-R Townhouses



Notes

- Two or more units Attached • Condo or Rental • Alley or Side Drive Parking Access

5-R Commercial District Residential



Notes

- Multi-family • Attached • Condo or Rental • Rear Lane Parking Access

6-R Apartments/Multi-family



Notes

- Single-Family • Attached • Condo or Rental • Side Drive or Rear Lane Parking Access

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1-R Large Lot Single-Family**Lot Frontage**

Lots front the public street.

Lot Width Min. 46' Max. 50'

Building Envelope

Lot Coverage 50% max., including
garage, including porches
A yard of 24' x 28' min. is required

**Building
Height** Max. 28' to top of ridge

Setbacks

Front Min. 12' to porch
or 7' to defined courtyard

Min. 15' to 1st floor,
20' to 2nd floor

Minimum 20' to garage door on a
front facing garage

Side Min. 5'

Min. 10' at corner lots,
side facing out

Rear Min. 20', average 25'

Eaves Front and rear yard roof
overhangs per architectural
style / Side yards are limited
by building codes. Other architec
tural projections 24" maximum.

Building Orientation and Use

- Primary entrances to all homes shall address the public streets and shall provide clear access to all residences from the public streets.

Service Requirements

- Service uses such as trash storage and utility meters shall be screened and not visible from the street.

Parking Requirements

- Each dwelling unit shall be provided with two enclosed parking spaces.
- A third parking space may be provided within a garage. See pages 4.21 and 4.22 for sample configurations.
- Curbside parking may satisfy the requirement.

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2-R Small Lot Single-Family

- Curbside parking may satisfy the requirement for visitor parking.

Lot Frontage**Lot Frontage**

Lots front the public street and shall be served by a residential alley at the rear.

Lot Width Min. 30'

Building Envelope

Lot Coverage 50% max., including garage, not including porches

Private yard must be 430 sq. ft. and located toward the rear of the residence. Min 14' dimension

Building Height Max. 28' to top of ridge

Setbacks

Front Min. 15' to porch or 1st floor, 20' to 2nd floor

Side Min. 4'
Min. 10' at corner lots, side facing out

Rear Refer to section 4.3.4

Permitted Encroachments

Eaves - 12" per architectural style. Other architectural projections 24" maximum.

Building Orientation and Use

- Primary entrances to all homes shall address the public streets and shall provide clear access to all residences from the public streets.

Service Requirements

- Access to dry utility meters and other service functions shall be from the residential alley at the rear of the lot.
- Each dwelling unit shall be provided with a trash storage area accessible for collection from the residential alley at the rear of the lot. The trash storage area shall be large enough to contain at least two trash containers. Trash storage areas shall be screened.
- Each dwelling unit shall have at least 6 linear feet of rear residential alley available for lining up at least two containers at the edge of the alley for trash collection.

Parking Requirements

- Each dwelling unit shall be provided with two enclosed parking spaces, served by a residential alley. An optional third open space may be allowed.
- Curbside parking shall satisfy the requirement

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3-R Cluster Single-Family

for visitor parking.

- No visitor parking is allowed in the rear residential lane.

Lot Frontage

Lots front the public street and shall be served by a residential lane at the sides and /or rear.

Buildings can be on individual lots or combined onto a single lot.

Building Envelope

Lot Coverage Buildings fronting the street:
and Mid-block Buildings: 50%
max, including garage, not including porches or stoops.

Building Height Max: 28' to top of ridge

Setbacks

Front Min. 10', average 15'

Side Min. 5'

Between Buildings Min. 10'

Private Yards

Each building shall have a private yard.

The yard shall be 200 s.f. min., one dimension being 12' and all others 10' min.

Permitted Encroachments

Porches: Max. 6'

Courtyards: Max. 10'

Eaves: Front and rear yard roof overhangs per architectural style / side yards are limited by City codes. Other architectural projections 24" maximum.

Building Orientation and Use

- Primary entrances to all buildings shall address the public streets. Primary entrances shall provide clear access to all residences from the public streets.

Service Requirements

- Access to parking shall be from one of the residential lanes.
- Access to dry utility meters and other service functions shall be from the lanes.

Parking Requirements

- Each dwelling unit shall be provided with two enclosed parking spaces.
- Curbside parking shall satisfy the requirement for visitor parking, when and where possible.

Trash Storage and Collection

- Each dwelling unit shall be provided with a trash storage area accessible for collection from one of the residential lanes at the sides of the lot.

4-R Townhouses

The trash storage area shall be large enough to contain at least two trash containers. Trash storage areas shall be screened.

Lot Frontage

Lots front the public street and shall be served by a residential alley at the rear.

Unit Width Min. 20'

Building Envelope

Building Height Max: 35' average

Setbacks

Front Min. 10', average 15'
Side Min. 0', average 15'
 Min. 10' at corner lots
Rear Refer to section 4.3.4

Permitted Encroachments

Porches: Max. 8'
Eaves: Max. 12"

Other architectural projections 24" maximum.

Balconies: Max. 6'

Building Orientation and Use

- Buildings uses shall be in accordance with the Regulating Plan.
- Primary entrances to all units shall address the public streets where possible and shall provide clear access to all residences from the public streets.
- In blocks built with attached dwelling types, pas-

eos, pedestrian connections from the front to rear property lines, shall be provided at least every 300 feet. Paseo width shall be 10' minimum, average 15'. If a single paseo is provided, it shall be located mid-block. If fire hydrants are not provided in the rear lane, the Fire Marshal may require additional paseos to provide access for fire personnel from the street.

Service Requirements

- Access to parking shall be from the residential lane at the rear of the lot.
- Access to dry utility meters and other service functions shall be from the residential lane at the rear of the lot.

Parking Requirements

- Each dwelling unit shall be provided with two enclosed parking spaces. Garages may be attached or detached, side by side or tandem.
- Curbside parking shall satisfy the requirement for visitor parking, when and where possible.

Trash Storage and Collection

- Each dwelling unit shall be provided with a trash container storage area within the garage accessible for collection from the residential lane at the rear of the lot. The trash storage area shall be large enough to contain at least two trash containers and not encroach into the required parking space.
- Each dwelling unit shall have at least 6 linear feet

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5-R Commercial District Residential

of rear residential lane available for lining up at least two containers at the edge of the lane for trash collection. Driveways may be used for this purpose.

Lot Frontage

Dependent upon product.

Building Envelope

Dependent upon product.

Building Orientation and Use

Siting, access entries and architecture should complement the pedestrian orientation of the Commercial District. Residents of the commercial district will take advantage of available opportunities to walk to neighboring shops, the Town Square and other pedestrian areas. Commercial district residential development should be designed to promote variety and enhance human-scale pedestrian activities.

Service Requirements

Access to dry utility meters and other service functions shall be from the residential lane at the rear and screened from view

Parking Requirements

View of parking areas, carports and garages should be minimized to enhance pedestrian orientation.

- Parking and vehicular access shall be located to the rear or within each development and separated from pedestrian orientation in and around the site.

- Site planning and architectural treatments should be used to minimize the appearance of garages.
- Carports and freestanding garages shall be treated to match the style of the buildings and enhanced with landscaping.
- All surface and covered parking areas should be separated from streets with a landscape buffer. The buffer shall include screen elements such as low walls and masses of shrubs to screen headlights and glare from reflective car surfaces.

Trash Storage and Collection

- Trash enclosures: The walls of all trash enclosures shall be constructed of solid masonry materials. Minimum wall height is 6 feet. Trash enclosures shall have decorative heavy metal gates. All trash enclosures that can be viewed from residences above shall have naturally ventilated trellis screening overhead.
- Storage: A secured storage area shall be provided for each living unit. The storage area shall not be

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6-R Apartments - Multi-Family

included in the private open space calculations and shall not lessen the square footage from required parking areas.

Lot Frontage

Lots front the public street and shall be interconnected with other lots within the block by common drives through the block. Such common drives, or private streets, shall be designed as continuous routes.

Lot Area Min. 20,000 s.f.

Lot Width Min. 100'

Building Envelope

Lot Coverage 40% max.,
not including porches and stoops
(on District A, Lot 3, 80% max)

Building Height
Average 35'
(on District A, Lot 3, 60' max.
and 5 stories)

Setbacks

Front Min. 15'

Side Min. 10'

Rear Min. 30'

Permitted Encroachments

Porches: Min. 6'

Eaves: Min. 12"

Balconies: Max. 6'

Permitted Frontage Recessions

Upper Floors: 6' at 3rd floor

Building Orientation and Use

- Buildings uses shall be in accordance with the Regulating Plan. See Section 2 for land use types.
- Primary entrances to all buildings shall address the public streets and shall provide clear access to all residences from public streets.

Service Requirements

- Access to parking shall be from a common drive shared with adjacent lots, or by drives within the lot spaced not more than 160' on center.
- Access to trash collection, dry utility meters and other service functions shall be within the areas designated for parking, within the block and not visible from the street.

Parking 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.
- Parking lots that are visible from the street shall be screened by a landscape streetwall.
- Parking may be located in the building basement. Note that the ground floor level shall not be more than 6' above the public sidewalk.
- Carports or garages may be constructed in the areas where parking is permitted.
- Curbside parking may be used satisfy the requirement for visitor parking which cannot be met on site, when and where possible.
- A Parking Management Plan describing parking

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counts, onsite and curbside parking management and enforcement practices will be required for all apartment projects.

4.4.3 Residential Block Standards

- Number of elevations required for single-family dwellings: A typical three-plan builder package shall use three elevations per plan for a total of nine elevations, of which three or more styles should be applied.

Number of elevations required for attached products: A total of two styles is required; when more variation is desired one variant of each style may be applied. Unusually small projects of less than thirty buildings on one builder's parcel may be limited to one style with one variant of the same style.

- Avoid plotting the same style elevation next to itself or directly across from itself on any one block.

4.4.4 Mailbox Kiosks

Mailbox kiosks shall enhance the architectural styles and reflect the design theme of RiverPark. The final design and locations of mailbox kiosks shall be reviewed by the local postal authorities.

4.4.5 Arbors and Shade Structures

Decorative arbors and shade structures are encouraged throughout RiverPark. They may occur at front and rear yards, in recreation areas, along paseos and along entries. Arbors may be constructed of wood or metal and shall reflect the ambiance found throughout RiverPark.

4.4.6 Porch Standards

- While the porch may be at finish grade, the preferred elevation is 18" to 24" above finish grade
- Porch minimum depth is six feet clear, in order to avoid "stage front" design, measured at the walking surface. For purposes of measuring porch setbacks, dimension to lot line shall be measured horizontally from the outside face of the porch structure.

4.4.7 Lighting

4.4.7.1 Residential Street Lights

- Street lights shall all conform to the standard used throughout RiverPark, enhancing the architectural styles found there.
- Details and specifications shall be submitted by each neighborhood Builder/Developer to the Master Developer for approval prior to the start of construction.
- Light locations shall respect street trees and underground utilities as well as glare into resident's windows and natural areas.
- The utility coordination plan shall show all transformers, traffic signal devices, water meters, utility vaults, gas meters, major drainage structures and street lights.

4.4.7.2 Secondary Lighting

Low-level landscape lighting is encouraged for all open spaces, pocket parks, entries and paseos, in order to enhance public safety and create a soft and romantic ambiance for the neighborhoods. All proposed lighting fixtures shall be reviewed by the Master Developer.

4.4.8 Signage Requirements

4.4.8.1 Street Signs

Street signs are to be located per City requirements. RiverPark signs that are decorative in character and which blend with the architectural style are encouraged.

4.4.8.2 Regulatory Signs

Regulatory signs should incorporate decorative supports in attractive colors, provided they meet City and County standards for size, location and design.

4.4.8.3 Residential Signs

The builder shall provide attractive, decorative home addresses for each residence. The size and location shall meet all regulatory standards.

4.4.9 Affordable Housing

The intent of the Specific Plan is to provide the affordable housing builder with cost flexibility by allowing architectural styles which allow simple building forms and efficient construction. Of the

styles permitted by the Specific Plan, the Spanish Colonial Revival and Spanish Monterey are perhaps the most appropriate for affordable housing. These styles use a traditional typology of simple forms, masses, volumes and building stylistic details to achieve an attractive composition that does not rely on expensive ornamentation to effect an appearance of “market rate appeal.”

4.5 RESIDENTIAL ARCHITECTURAL DESIGN GUIDELINES

4.5.1 Introduction

The following residential architectural design guidelines provide those design criteria necessary to assure that all residential design is consistent with RiverPark’s goals for neighborhood character as defined in this Section.

4.5.2 General Residential Standards

These Standards apply to all residential Product Types and architectural styles. They are not meant to be restrictive but rather to assist in the design, process and implementation of a higher level quality in architectural and community design.

- a) The standards are based on six essentials of good neighborhood design:
 - 1) Architecture forward
 - 2) Varied garage placement
 - 3) Variable lot setbacks
 - 4) Varied roof pitches
 - 5) Eclectic variety of architectural styles
 - 6) Wrap around architecture
- b) It is specifically intended that houses within the District not be conventional “tract houses” to which a few special historic details are applied. Irrespective of the material used, it is critical that the massing, scale, and proportioning of the stylistic elements of each architectural style shall be authentic in character.
- c) Each architectural style shall be expressed authentically.

tically.

- d) Design elements to be avoided include: Extreme interpretations of an architectural style as described in the RiverPark Architectural Design guidelines; continuous flat blank walls without fenestration when exposed to public view; and harsh contrasts of materials and colors.
- e) Sides and rears of residential and garage structures exposed to public view shall receive the same level of architectural enhancement as the fronts of the residential structure.

4.5.3 Residential Architectural Guidelines

Purpose

The purpose of the residential architectural design guidelines is to provide design criteria and direction for the development and refinement of the various product types, consistent with the Vision for the residential portion of RiverPark. The styles and quality of architectural design are described in the following sections.

Desired Design Characteristics

Architectural styles shall be interpreted within the constraints of site plan, landscape and architecture; styles should be specifically selected for their correlation with the desired floor plan design.

Design Characteristics to Avoid

- a) Inappropriate sensitivity to mass, scale and proportion
- b) Extreme interpretations of an architectural style as described in the RiverPark Architectural Design guidelines
- c) Continuous flat blank walls without fenestration when exposed to public view
- d) Harsh contrast of materials and colors

General Guidelines

The following guidelines are not intended create a rigid framework of rules but rather to describe the desired result and assist the Builder/Developer in providing architectural designs appropriate for RiverPark.

1. Architectural Authenticity

- Develop floor plans and massing solutions that will be authentic to the architectural style.
 - The massing of the home as well as the architectural detail should be as authentic as possible.
 - The intent of the design criteria is to avoid “stage front” architecture.
 - Refrain from architectural gimmicks that sacrifice the integrity of the proposed architecture.
2. Architecture Forward: The living areas of the home, not the garage, should be the predominant element in the street scene of a neighborhood. Floor plans that push the garage back or bring the living spaces of the home forward shall be provided.
 3. Varied garage placement: Encourage floor plan design that minimizes the impact of the garage on the home and street.
 4. Eclectic variety of architectural styles: Provide a variety of architectural styles that are historically based in the Oxnard/Ventura region.
 5. Varied roof heights and roof pitches as dictated by style: Create architectural individuality by using the specific roof type characteristic of each style.
 6. Varied front yard setbacks: Encourage variations in prescribed front yard setback formulas to avoid monotony.
 7. Wrap around architecture: Provide architectural enhancement of side and rear elevations exposed to public view.
 8. Single story homes and elements: The key to creating a sense of variety within a street scene is to vary heights and profiles. Single story homes are encouraged at key corner plots.
 9. Rear architectural treatment: Provide a well-conceived balance of hip and gable forms along a rear street scene exposed to public view.
 10. Progressive color palettes: Define a selection of style-specific colors for homes and neighborhoods that can change over time to represent the unique-

ness of a place and the values of its people.

11. Number of homes: Limit the number of homes in a neighborhood to encourage social interaction.
12. Authentic or natural-looking building materials are encouraged. These include wood, brick, smooth plaster, stone, tile, and slate as listed in the following standards for each style.

4.5.3.1 Standards for Architectural Styles

These standards govern the stylistic aspects of the design of residential buildings, appurtenances and site elements within the Specific Plan Area. They address all major residential elements that are visible from public streets and/or open spaces.

4.5.3.2 Allowable Styles

The allowable styles and variations of the styles are: Craftsman, Monterey, Spanish Colonial, American Heritage, Cape Cod, European Cottage and Ranch Heritage.

Styles for all residential structures in RiverPark include those found in Oxnard and other Ventura County towns in buildings completed before World War II. The styles are also found in other Ventura County towns, including Santa Paula, Ventura and Fillmore. They have been documented in the Ventura County Cultural Heritage Surveys prepared around 1980 by Judy Triem and available from the County of Ventura.

4.5.3.3 Architectural Standards for Each Style

The following section includes standards specific to each of the allowable styles. The photographs and text provided on the following pages represent the elements of each architectural style to be incorporated in RiverPark’s residential architecture. The photographs are not meant to literally portray the architectural design of residences in RiverPark. The intent is to include as many of the design elements

and features as possible. However, the concepts may be subject to future refinement based upon the economics, marketing, and engineering details.

Craftsman

History

The Craftsman bungalow style was the style used for many small homes built in the United States during the early twentieth century. This style was influenced by the English Arts and Crafts movement.

Design Characteristics

- Simple square plan form.
- Symmetrical or asymmetrical building masses.
- Prominent entry porch, under main house roof or secondary roof.
- Lap siding or lightly textured stucco exterior walls.
- Wood shingle-appearance roofs with exposed roof rafters under wide eaves.
- Very shallow roof slopes are common, but medium pitches are also common.
- Windows frequently occur in groups of three or have three sections.
- Major windows typically are uniform in height all around the building.
- Heavy, often battered or sloped supports for porch columns, can be wood, stone or brick veneers.
- Porch columns are typically wood, sometimes occurring in small clusters.
- Chimneys can be stucco-wrapped with brick or stone accent.
- Low pitched, gable roofs. Occasionally roofs are hipped.
- Frequent use of shed dormers.

Additional Style Elements

- Full width porches which usually extend across the front facade.
- Roof eaves with decorative beams and knee



Historic California Design



Current Adaptation

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braces.

- Decorative glass accent windows.
- Porte cocheres.

Monterey

History

The Monterey style is a combination of the original Spanish Colonial adobe construction methods with the basic two-story New England colonial house. Prior to this innovation in Monterey, all Spanish colonial houses were single story.

First built by Thomas Larkin in 1835, the Monterey style introduces two story residential construction and shingle roofs to California. With its single story counterpart, it had a major influence on the development of modern architecture in the 1930s.

Design Characteristics

- Simple building forms.
- Shallow roof forms featuring gables or hips, often with exposed rafter tails.
- Shutters, balconies and verandas are integral to the Monterey character.
- Main hip or front to back gable roof with shed roof break over balcony.
- Overhangs 12" to 24".
- Barrel or "S" tile roofs.
- Fine sand to California Monterey stucco finish.
- Single paned windows at sides and rear.
- White vinyl wrap aluminum windows are allowable.
- Wood balcony and railing.
- Round tile attic vents.
- Garage door patterns complementary to style.

Additional Style Elements

- Vertical siding accents at gable ends and at 2nd floor balcony.
- Simplified colonial style window and door trim.
- Ornate chimney top trim.



Historic California Design



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- Shutters.
- White painted brick.
- Shingle roofs for Monterey Colonial version.

Spanish Colonial Revival

History

This style attained widespread popularity after its use in the Panama-California Exposition of 1915. The simple courtyards of the Spanish Colonial heritage with hanging pots, a flowering garden and sprawling shade trees are hardly surpassed as foreground design elements. Further architectural distinction was established through the use of tile roofs, stucco walls, heavily textured wooden doors and highlighted ornamental ironwork. Key features of this style were adapted to the Southern California locale. The plans were informally organized around a courtyard with the front elevation simply articulated and detailed. The charm of this style lies in the directness, adaptability and contrast of materials and textures.

Design Characteristics

- Simple box plan form.
- Overhangs 12" to 24".
- Barrel or "S" tile roofs.
- Fine sand to California Monterey stucco finish.
- Simplified colonial style window and door trim.
- Single paned windows at sides and rear.
- White vinyl wrap aluminum windows are allowable.
- Garage door patterns complementary to style.

Additional Style Elements

- Ornate chimney top trim.
- Round tile attic vents.



Historic California Design



Current Adaptation

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- Wood sash windows at front elevation.
- Deep, recessed picture window at front elevation.

American Heritage

History

The American Heritage represents a practical and picturesque country house. Its origins are traced to both Colonial and Cape Cod styles begun in New England. As the American Frontier moved westward, the American Heritage style evolved according to the availability of materials and technological advancements, such as balloon framing. The asymmetrical, casual cottage look, with a more decorated appearance, is typical of the Midwest American Heritage house.

Design Characteristics

- Large wrapping front porches with a variety of wood columns and railings.
- Typical front to back main gable roof with forward-facing gable roofs.
- Overhangs 12" to 24".
- Wood shingle-appearance concrete tile roof.
- Horizontal lap siding blended with fine sand stucco finish.
- Simple, unadorned flat trim at window and door.
- Single paned windows at sides and rear.
- White vinyl wrap aluminum windows are allowable.
- Garage door patterns complementary to style.

Additional Style Elements

- Dormers and symmetrical elevations, occurring most often on the New England American Heritage variation.
- Roof ornamentation consisting of cupolas, weather-vanes and dovecotes.
- Simple wood railings.



Historic California Design



Current Adaptation

- Shutters as accents.
- Architectural-grade asphalt shingle.

Cape Cod

History

The first New England colonists built primarily linear plan houses covered with boards or shingles. They were commonly two-story homes, although single-story and “hall and parlor” houses were also built. In the early 18th Century, these plans were extended to the rear to give increased interior space. This resulted in the one and a half room deep “salt box” and Cape Cod forms.

Design Characteristics

- 2 story simple “salt box” massing.
- 12" to 18" overhang.
- 5:12 to 7:12 roof pitch, gable roof with one forward-facing intersecting gable roof.
- Architectural quality wood or asphalt shingles or smooth flat concrete tiles.
- Blended siding and stucco.
- Light to medium sand finish stucco.
- Vertically hung mullioned windows at front elevation and in high visibility areas.
- Single paned windows on sides and rears.
- Garage door patterns complimentary to style.
- White vinyl wrap aluminum windows.

Additional Style Elements

- Porches with wood columns and railings.
- 2" x 4" wood window trim surrounds.
- White to mid-value body colors.
- Wood sash windows at front elevation.



Historic Design



Current Adaptation

- Shutters.

European Cottage

History

European Cottage is a picturesque style derived from medieval Norman and Tudor domestic architecture. The resulting English and French “cottage” look became extremely popular nationwide after the adoption of stone and brick veneer techniques in the 1920s. Although the cottage is looked upon as small and not costly, it was one of the most recognized styles in suburban America.

Design Characteristics

- Rectangular plan form massing with some recessed 2nd floor area.
- Main roof hip or gable with intersecting gable roofs.
- Steeply pitched roofs.
- 0" to 12" overhangs.
- Architectural quality wood or asphalt shingles or smooth flat concrete tiles.
- Light to medium sand finish stucco.
- Single paned windows on sides and rears.
- Vertical shaped windows with mullions and simple wood 2x trim at front elevation and at other high visibility areas.
- Garage door patterns complimentary to style.
- Stucco over foam window/door trims.
- White vinyl wrapped aluminum windows are allowable.

Additional Style Characteristics

- Entry accents with real or faux stone.
- Entry porches with stucco columns and wood railings.
- Shutters as accent pieces.
- Wood sash windows on front elevation.
- Decorative wrought iron gates and flower pots.



Historic California Design



Current Adaptation

Ranch Heritage

History

The Ranch Heritage represents a practical and picturesque rural country house, a distant cousin of the American Farmhouse vernacular. As the American Frontier moved westward, the style evolved according to the availability of materials and technological advancements such as balloon framing.

Design Characteristics

- One and two story “L”, “U” or rectangular plan forms with a significant single story element.
- An array of one story rooms branching off the main house.
- An interpretation of the Ranch Hacienda style introducing the front porch and porte cochere as common elements.
- Main hip or gable roof with secondary shed roofs over one story elements.
- 3.5:12 to 4.5:12 roof pitches.
- Barrel or S-shaped concrete roof tile with 18" to 24" overhangs.
- Fine to medium stucco finish with large expanses of stone or stone veneer from base of wall to roof overhang.
- Minimum 6" wide stucco over trim, vertically shaped 4- to 6-panel windows at front elevation and at elevations within public view.
- Thick, overscaled arches without trim.
- Shutters on windows front and back.
- Garage door pattern complimentary to style.

Additional Style Elements

- Tower forms.
- Varied ridge heights.
- Continuous fascia boards with shaped roof rafter tails.
- Occasional brick accents at window and arch surrounds.



Historic California Design



Current Adaptation

- Body colors are a variety of earth colors - ochre, beige, tan, yellow.
- Lacy ornamental iron balconies.
- Wood sash windows at front elevations.

RIVERPARK SPECIFIC PLAN

April 12, 2005



prepared for RiverPark Development, LLC by AC Martin Partners with

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LANDSCAPE

RIVERPARK SPECIFIC PLAN

master plan

section

5



5.1 INTRODUCTION
5.2 DESIGN PRINCIPLES
5.3 ROADWAY PLAN
5.4 PARK DESIGN PLAN
5.5 EDGES & BUFFERS STANDARDS
5.6 WATER STORAGE/RECHARGE BASIN PLAN
5.7 OTHER OPEN SPACE ELEMENTS
5.8 SITE LANDSCAPE STANDARDS
5.9 SIGNAGE STANDARDS
5.10 EXTERIOR LIGHTING STANDARDS



5.1 INTRODUCTION

This Landscape Master Plan describes the design standards for all open space improvements in RiverPark’s public realm. These standards shall provide the context within which detailed design of the public open space network is to be developed. The designs, attributes and principles described in this section also constitute regulatory standards for future landscape design within RiverPark. The more detailed landscape design and construction documents which are prepared subsequent to adoption of this Specific Plan shall conform to and be consistent with the design character and intent of this Master Plan.

At RiverPark, open spaces, parks and street corridors are recognized as essential “place making” landscape opportunities. To achieve the quality of place, each of these areas are given a differentiated, unique character and image which collectively strengthens the identity of the RiverPark community. Ease of accessibility and interconnected linkages encourage pedestrian activities, promote safety, conserve energy, and facilitate daily civic/commercial interaction (Exhibit 5.A).

This Landscape Master Plan first defines the principles which govern the Master Plan design. It then describes the Master Plan landscape design concept. It finally establishes a series of design standards, which implement the Plan and are, unless noted, mandatory for any improvements within the RiverPark Specific Plan Area.

The design concepts presented will be necessarily refined as the details of road engineering develop. However, it is expected that the basic landscape quality, as described in this Section, will be fully integrated and implemented. The final size, configuration, and program of each landscape element

of RiverPark as well as detailed designs will be reviewed and approved through the project review and approval process described in Section 7.

5.2 DESIGN PRINCIPLES

Following are fundamental design principals to which all landscape design shall respond:

- ❑ ***Provide a diverse range of open spaces:*** An array of parks and open spaces are programmed that shall address regional, district, neighborhood and block recreational needs. The parks shall not enhance neighborhood identity and provide diverse passive and active recreation experiences.
- ❑ ***Provide plant materials and landscape design which creates long term sustainability:*** Drought tolerant “naturalized” plant materials with proven adaptation to the region’s microclimate and which are associated with the Oxnard area.
- ❑ ***Create a sense of place:*** Public street rights-of-way shall be an important component of RiverPark’s open space system, designed to create neighborhood identity, a sense of place and to orient people within the development.
- ❑ ***Use landscape design to provide neighborhood identity:*** The unique design qualities of each open space is intended to create a distinct identity for each Planning District and assist users in orienting themselves within the project.
- ❑ ***Integrate the stormwater and open space systems:*** The facilities of RiverPark’s storm water management system shall be landscaped in a manner which integrates it into the overall open space system design.
- ❑ ***Provide linkages to regional open space:*** Link RiverPark’s street and trail system to the Santa Clara River Regional Trail and linear riparian park and greenbelt along the River.
- ❑ ***Provide landscape buffers:*** Landscape buffers and transitions shall be provided which respond to the adjacent community’s desires for clear and

attractive boundaries.

5.3 ROADWAY PLAN

5.3.1 Introduction

This sub-section identifies specific landscape treatments for each of RiverPark’s roadways, pedestrian paths and bicycle circulation components, as illustrated by Exhibits 5B through 5N. Note that trees and plants shown in the exhibits in this Section illustrate expected scale of plant materials at maturity, in order to clearly convey design character of the RiverPark roadway landscape design plan. For purposes of the discussions, the landscape treatments are categorized by the roadway designations illustrated by Exhibit 6.A. For some roadways, such as Oxnard Boulevard which has several classifications along its length, the description of landscape treatment is included in a single subcategory.

5.3.2 Primary and Secondary Arterials

5.3.2.1 Oxnard Boulevard

Oxnard Boulevard is RiverPark’s primary north-south artery. The proposed landscape treatment consists of regularly spaced large spreading trees such as Camphor, London Plane, and/or Coastal Oak. The intent is that these trees will extend over the street to create a beautiful green canopy and will alternate with vertical palm trees (such as Mexican Fan Palms) at approximately 40 feet on center. Along most sections of this street, pedestrians will be separated from vehicular traffic by a landscaped parkway. All street trees planted in paved pedestrian areas will be planted in tree pits a minimum of eight feet square (8’ x 8’) covered with an appropriate tree grate set flush with the adjacent pavement. Residential parkways shall have sod surfaces. On the median, an alternating pattern of a distinct flowering tree, such as the Jacaranda, and an evergreen tree, such as an evergreen Elm, will accent and provide seasonal variety to the street scene. The ground plane of the median will primarily be planted with barrier shrubs and groundcovers to discourage random mid-block pedestrian crossings. Exhibits 5.C, 5.D, and 5.E illustrate typical section treatments of Oxnard Boulevard.



LEGEND

- A Central Park
- B East Park
- C Commons Green
- D Town Square
- E Exposition Plaza
- F Farmers' Market
- G Oxnard Circle
- H Crescent Park
- I Windrow Park
- J Village Green
- K Gateway Park
- L Vineyards Park
- M Childrens' Park
- N School/Community Park
- O Water Storage/Recharge Basin
- P Landscape Buffer
- Q Detention Basin
- R Dry Swale

COMMUNITY LANDSCAPE MASTER PLAN 5.A



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LEGEND

- Parking Fields
- Boulevards
- Avenues
- Commercial Drives
- Neighborhood Streets and Drives
- Project Boundary

* Titles refer to street type for purposes of this streetscape masterplan only, not street name.

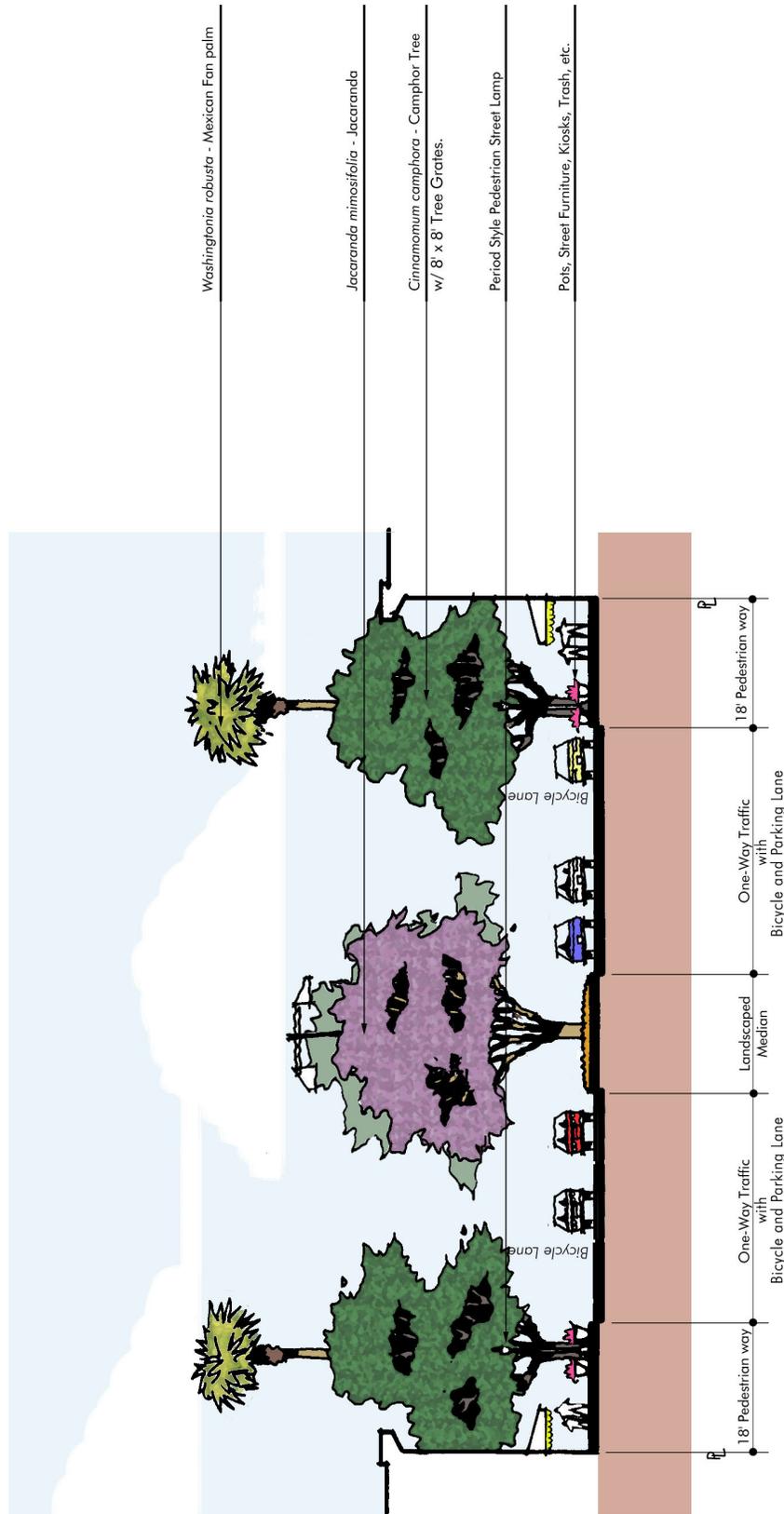
Note:
Exhibit 5.EE is a generic section not related to a specific location.

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STREETSCAPE MASTER PLAN

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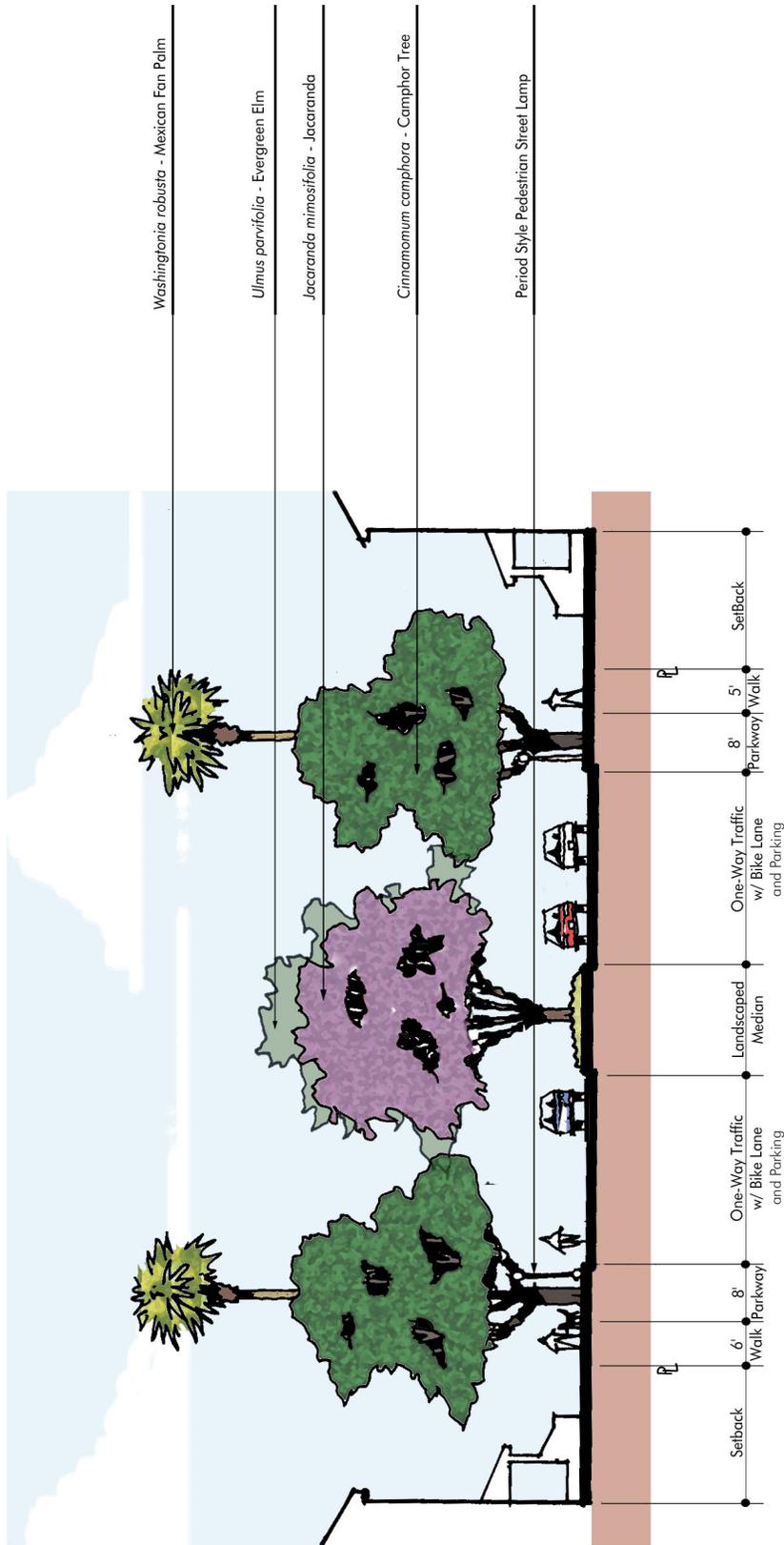


OXNARD BOULEVARD AT RETAIL COMMERCIAL CENTER



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Washingtonia robusta - Mexican Fan Palm

Ulmus parvifolia - Evergreen Elm

Jacaranda mimosifolia - Jacaranda

Cinnamomum camphora - Camphor Tree

Period Style Pedestrian Street Lamp

Setback

5'

8'

One-Way Traffic w/ Bike Lane and Parking

Landscaped Median

One-Way Traffic w/ Bike Lane and Parking

8'

6'

Setback

8'

5'

Setback

OXNARD BOULEVARD AT PLANNING DISTRICT G

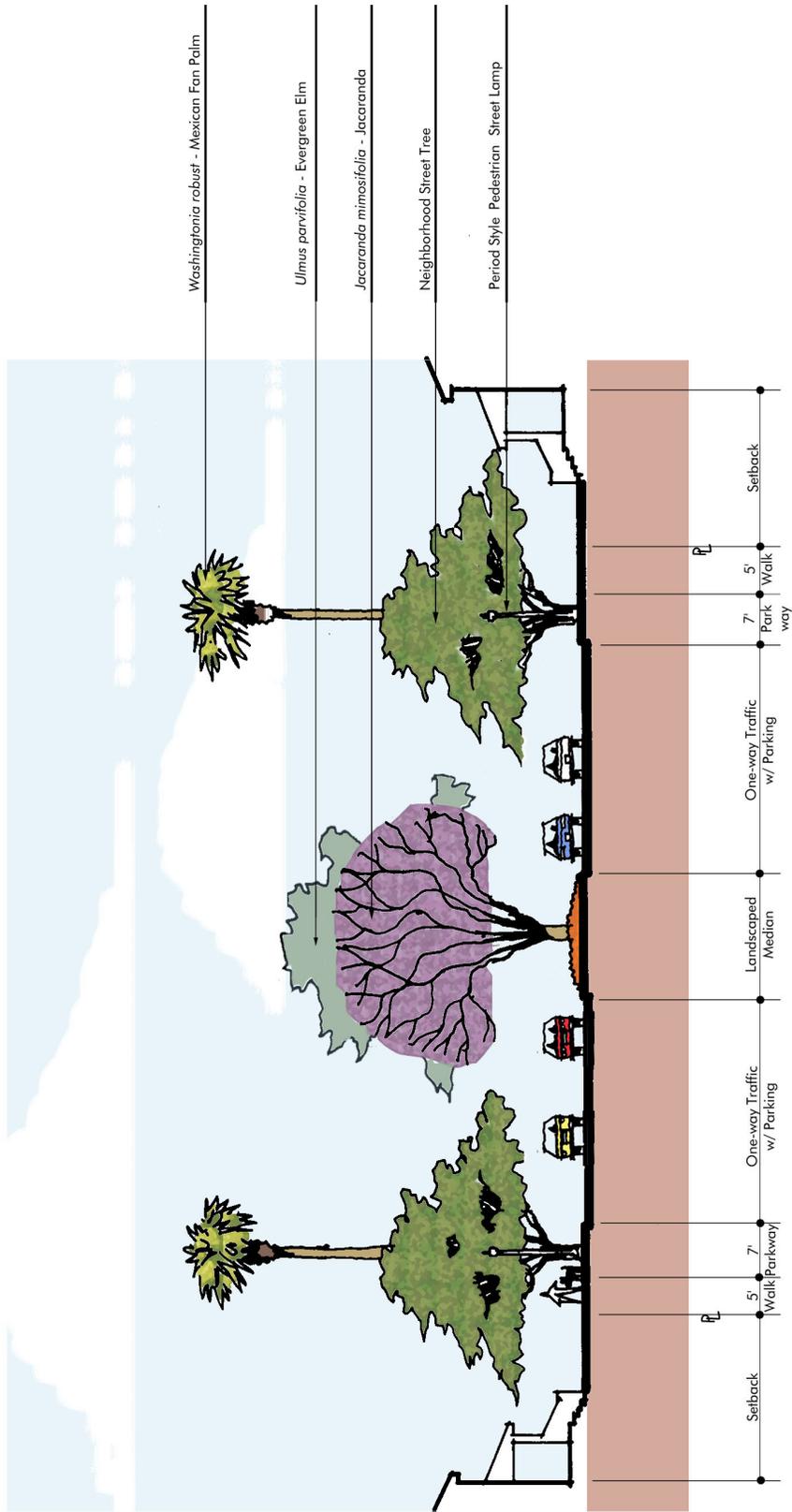


5.D

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OXNARD BOULEVARD AT SINGLE-FAMILY RESIDENTIAL



5.E

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5.3.2.2 Forest Park Boulevard and Ventura Road South of Forest Park Boulevard

The proposed landscape treatment includes a uniformly spaced, double row allée of large canopy trees such as Tipu trees. The trees will be spaced at approximately 40 feet on center, planted both in the parkways and in the proposed median. The design intent is to create a canopied walk as well as a canopy of green that may eventually close over the

street. Parkway shall have a sod surface in areas where parking is permitted. The median will contain 5 canopy trees and turf covered parkways (Exhibits 5.F, 5.G and 5.H).

5.3.3 Four Lane Collectors

5.3.3.1 Myrtle Street

The landscape treatment consists of regularly spaced canopy trees located in the parkway and medians. Proposed evergreen trees, such as California Pepper, will be planted at a uniform interval of approximately 40 feet on center. Pedestrians will be separated from vehicles by an 7-foot-wide landscaped parkway on both curbs (Exhibit 5.I).

5.3.3.2 Kiawah River Drive

The landscape treatment will consist of Tipu Trees, which will create a shaded canopy and regularly spaced at 40 feet on center in the parkways. Period style pedestrian street lamps will give the parkway a more pedestrian oriented scale and will contribute to the street’s special character (Exhibit 5.L).

5.3.3.3 Garonne Street

The proposed landscape treatment will consist of evergreen canopy trees, regularly spaced at 40 feet on center in the parkways. These trees (such as the Tipu Tree) will provide a strong definition of the road edge and a clear separation of pedestrians from vehicular traffic. Barrier plantings of shrubs and groundcover will also be used in the median in order to discourage pedestrian crossings at places other than designated crosswalks. The median will be planted with a variety of Eucalyptus in a hedgerow configuration (Exhibit 5.K).

5.3.4 Two Lane Collectors

5.3.4.1 *Ventura Road between Forest Park Boulevard and Oxnard Boulevard and Moss Landing Boulevard between Oxnard Boulevard and Forest Park Boulevard*

The proposed landscape treatment includes regularly spaced plantings of an evergreen canopy tree, located in the generous parkways. A flowering accent tree, will be uniformly spaced in the median (Exhibit 5.J).

5.3.4.2 *Commercial Drives*

Along commercial drives, sidewalks range from 8 to 20 feet wide in heavily used retail areas. In these areas, a 10-foot clear zone for pedestrians is considered a minimum. Amenities such as seasonal planters, comfortable benches, tables and chairs, kiosks and environmental graphics are distributed along the commercial sidewalks according to the anticipated intensity of uses. Street trees will be planted in tree pits with a minimum size of eight feet square (8' x 8'). Tree grates set flush with the adjacent pavement will maximize the use of sidewalk areas, allowing pedestrians to move freely about.

In addition to large scale canopy trees such as Sycamores, evergreen Elms, or Carrotwood trees, spaced at 30-50 feet on-center, the street scene will include pedestrian-scaled lightoliers sized and located to coordinate with the street trees. These low glare lights include provisions for integral banner and planter support/hardware.

Special paving treatments, including architectural concrete and pre-cast pavers or cobbles, will be utilized at main intersections and in the sidewalks at high trafficed areas. In coordination with building facades, trellised outdoor seating areas, canopies and market umbrellas provide shade as well as pedestrian scale and comfort (Exhibit 5.M).

5.3.5 Local Streets

Residential setbacks are typically 15 feet allowing for appropriate street side plantings, low fences, walls and landscape. Private residential fences, walls, and hedges in excess of 24" above the sidewalk grade



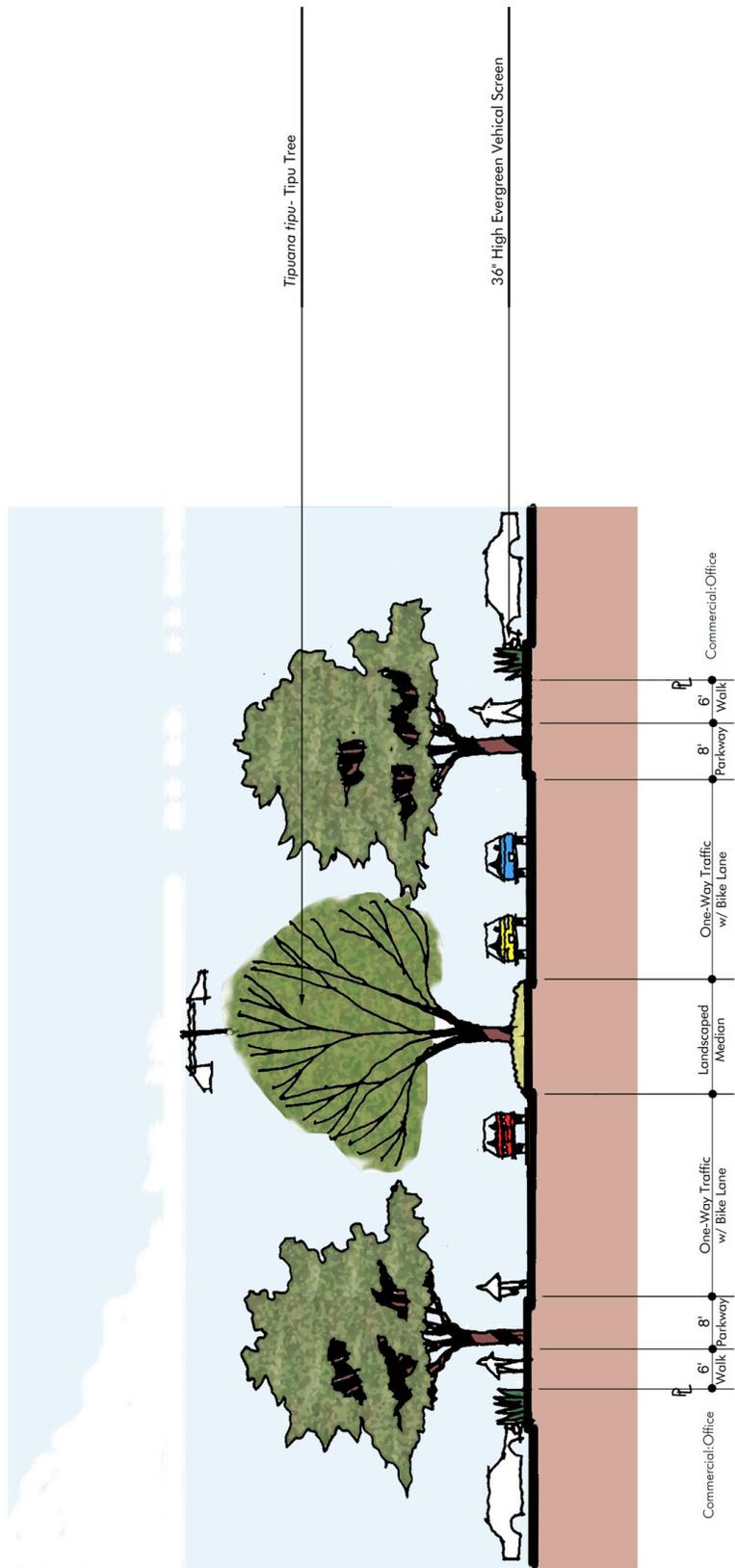
RIVERPARK SPECIFIC PLAN

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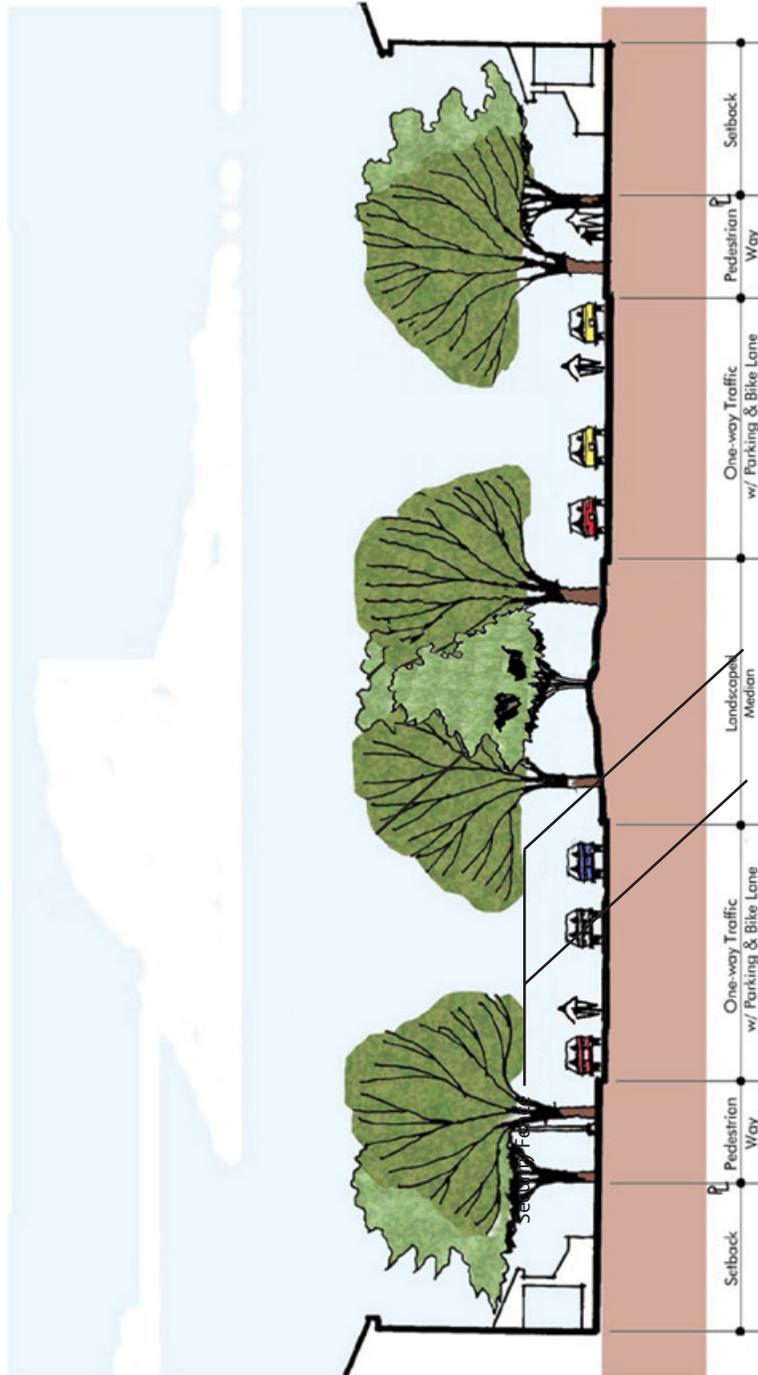
VENTURA ROAD
SOUTH OF FOREST PARK BOULEVARD



5.F

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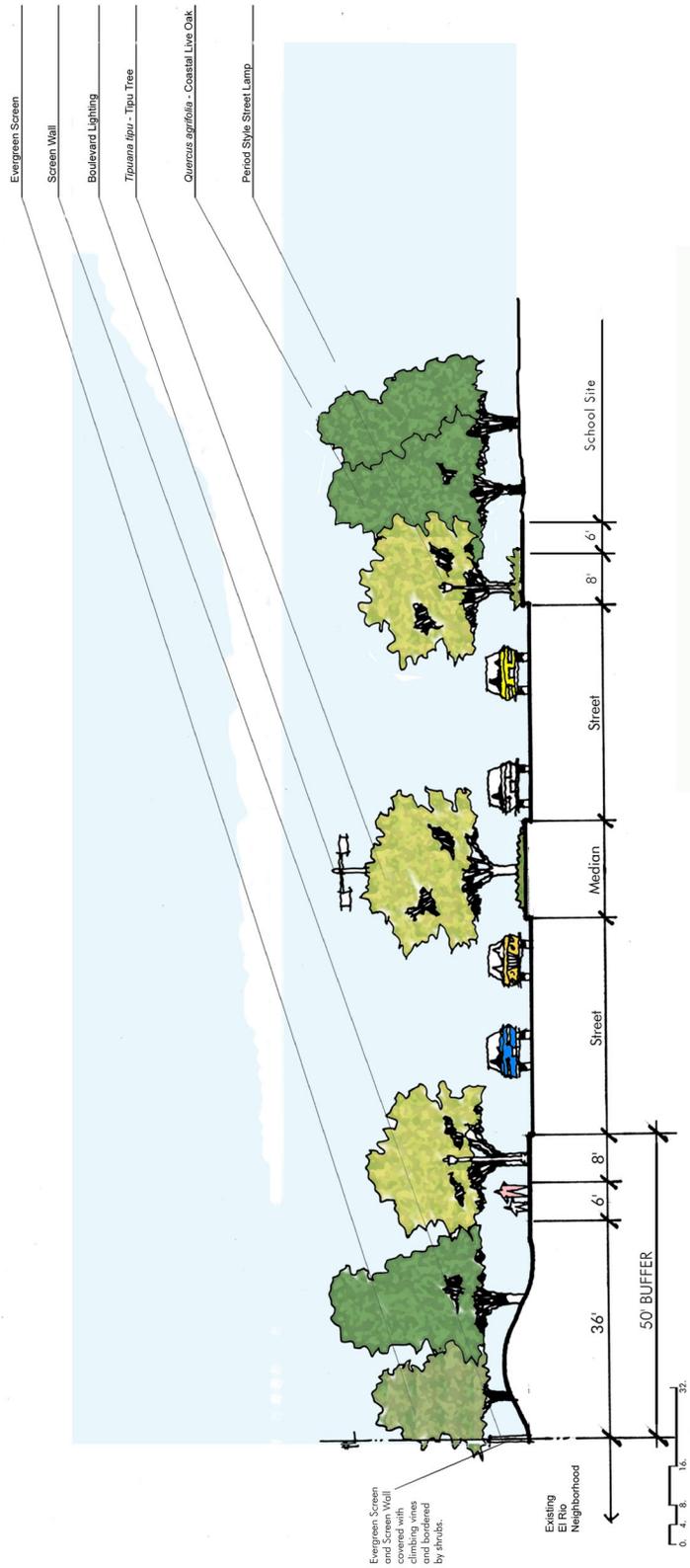
FOREST PARK BOULEVARD BETWEEN VENTURA ROAD AND MYRTLE STREET



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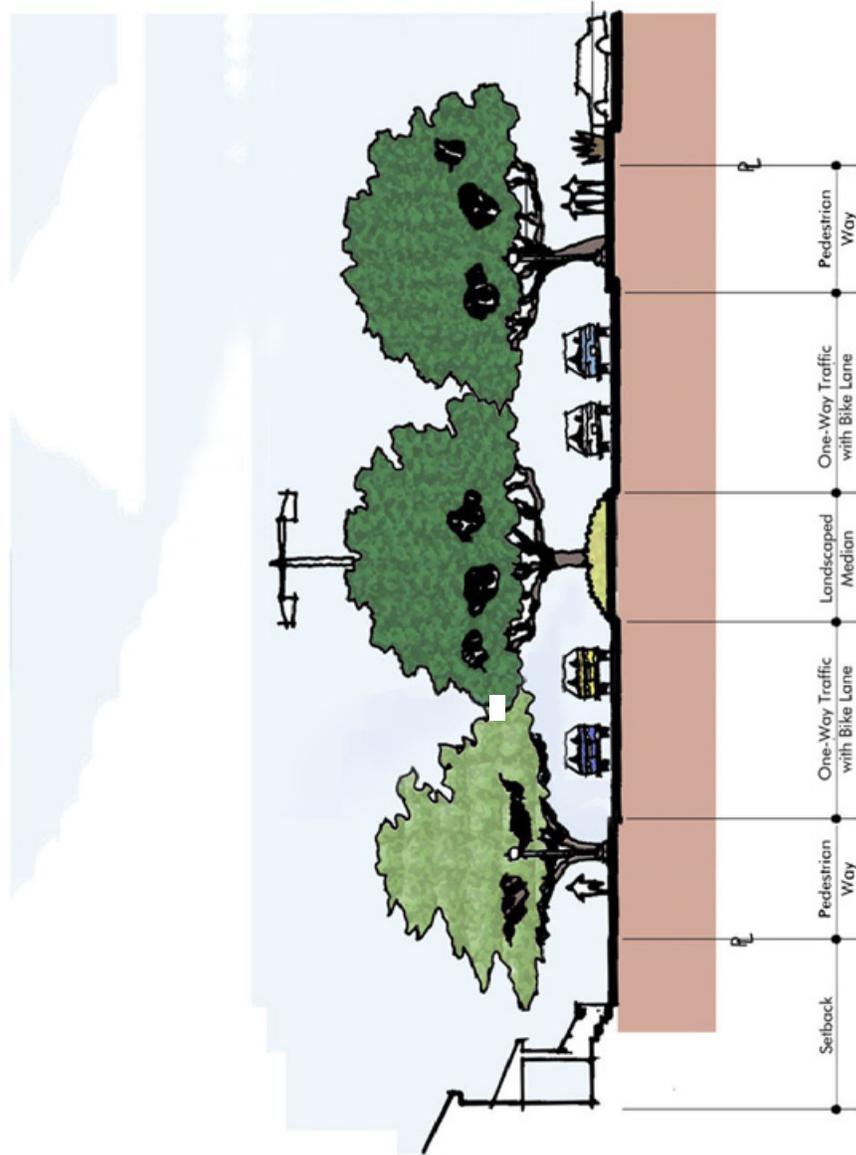


FOREST PARK BOULEVARD BETWEEN MYRTLE STREET AND VINEYARD AVENUE

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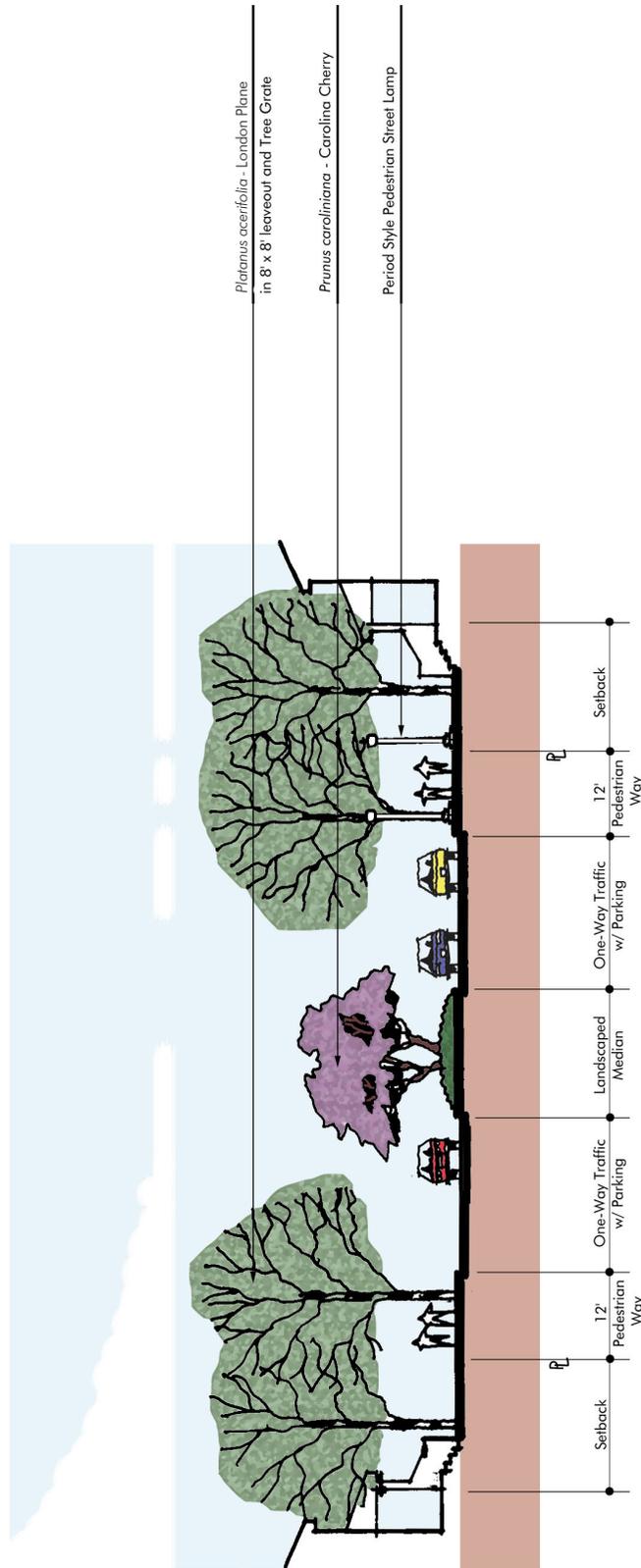
MYRTLE STREET

5.1

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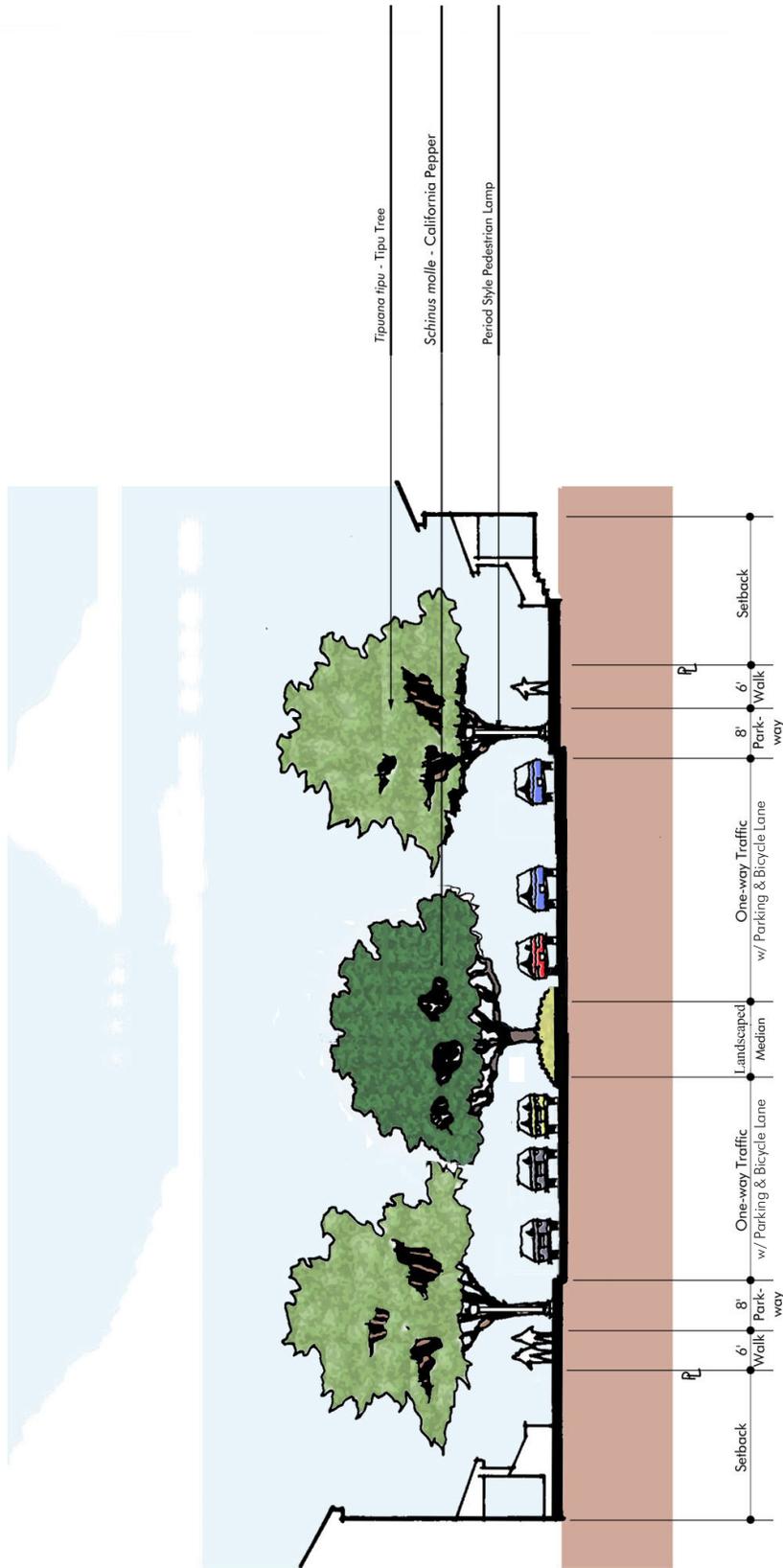


MOSS LANDING BOULEVARD/ VENTURA ROAD NORTH OF GARONNE STREET

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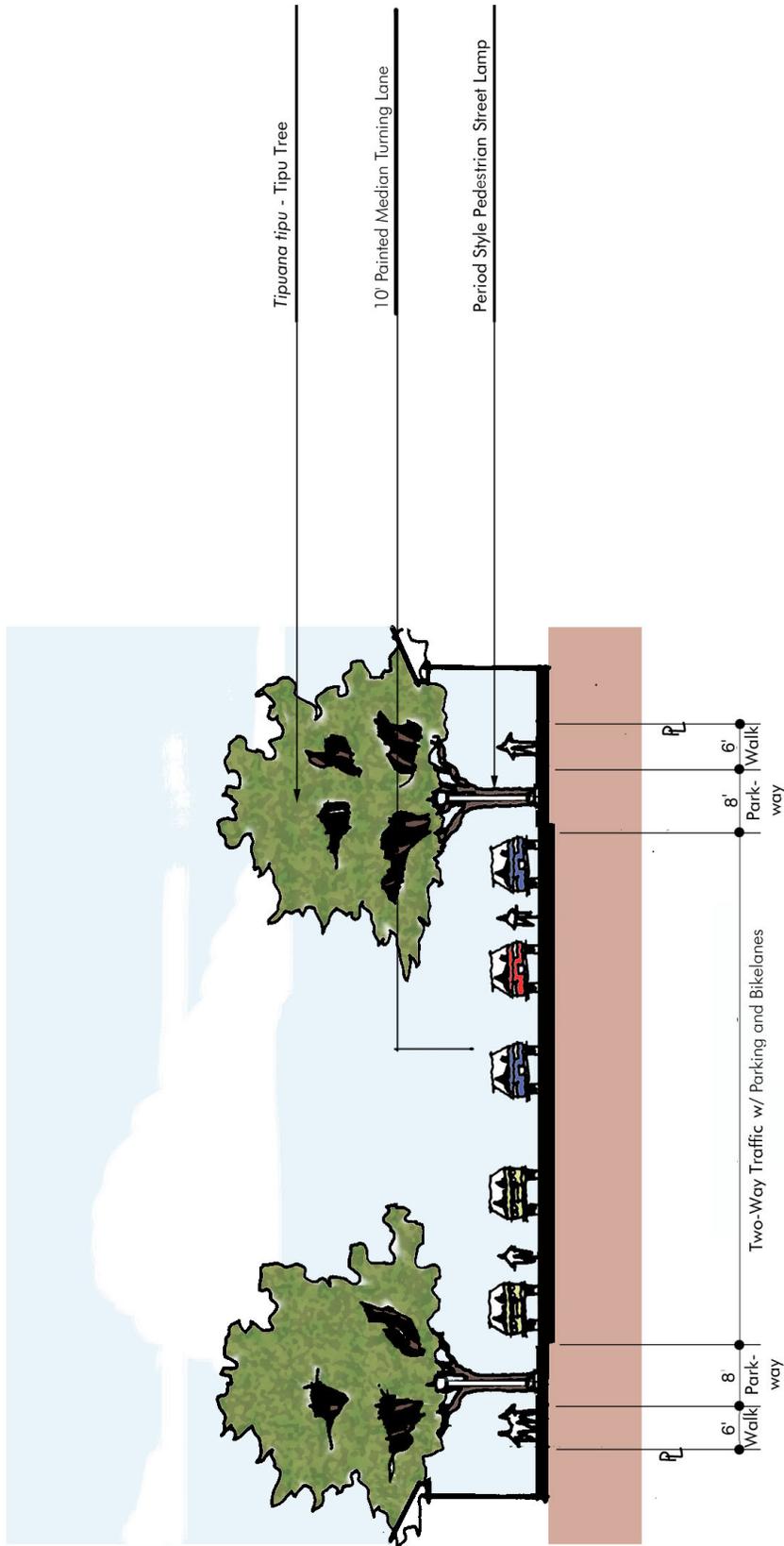


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GARONNE STREET



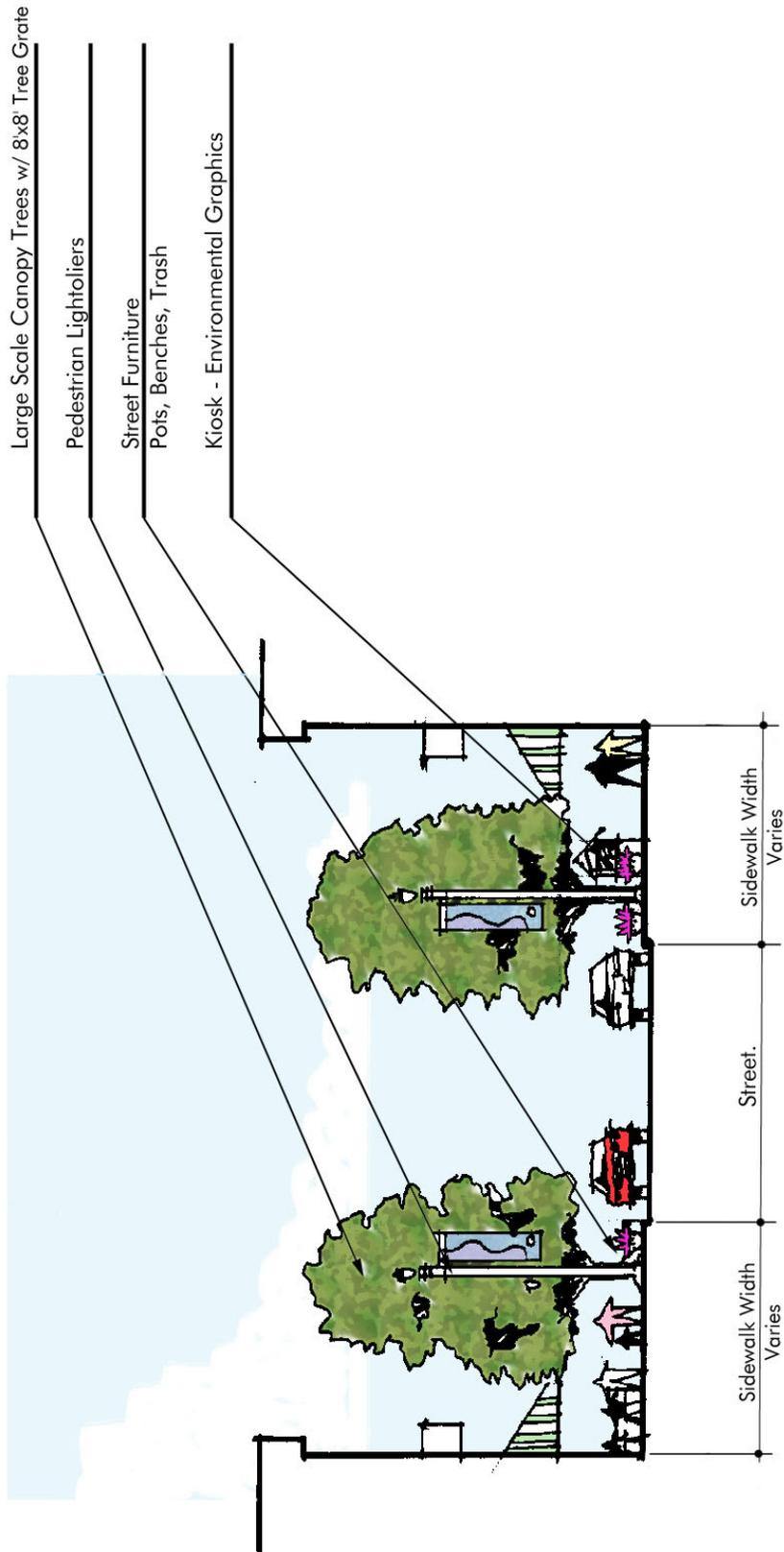


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KIAWAH RIVER DRIVE





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COMMERCIAL DRIVE



must be constructed a minimum of (1'-6") behind the public sidewalk (Exhibit 5.N).

Street tree placement will be coordinated with appropriately scaled streetlights and driveways. Spacing of trees will be approximately 40' depending upon the location in the community. For example, in Planning District H, the street trees will be regularly spaced and will consist of one species selected from the identified plant matrix. Parkways in these residential areas will have a sod surface for ease of maintenance. This planting treatment is intended to create a more rural, relaxed country setting for the single-family homes. The Planning District I and J street trees will usually consist of one designated variety per street and will be more typically spaced at regular intervals.

In some instances, single-family homes may be accessed by a 20-foot-wide service alley, which is located at the rear of designated residential lots. Along the service alleys, one tree shall be planted per lot in the designated setback where possible in lots wider than 20 feet. The spacing of these trees should be staggered and the trees must be selected from the designated plant material matrix.

5.4 PARK DESIGN PLAN

5.4.1 Introduction

This sub-section describes the design concept of each of the parks, squares, and greens. These facilities are conveniently located and easily accessible (Exhibit 5.O). Subsequent detailed design of each park shall adhere to and realize the design concepts.

5.4.2

Design Concepts for Each Park

5.4.2.1 Central Park

This park is the major open space serving the northern residential Planning Districts. It is designed to be the primary park for all the residential areas, and to be the open space focus along Oxnard Boulevard between Garonne Street and Kiawah River Drive.

The design of Central Park shall contain a composition of natural and man-made garden elements, with passive gardens, walkways, and a water feature. The plant palette will incorporate a diversity of



indigenous plants. Pathways will be constructed of fibar and a "soft palette" of garden elements will be favored over especially intricate built objects (Exhibit 5.P).

5.4.2.2 East Park

East Park is a neighborhood recreation park serving as an open space focal point for Planning Districts J and K. It is a place for families and neighbors to

gather informally to socialize, relax and recreate. The edges of this park are defined by formal and informal tree groupings. Open grass fields allow for field sports, such as softball/baseball or other informal play. A shade gazebo at the center of the park provides a place to rest. A tot lot and a basketball court add to the variety of activities supported within this park (Exhibit 5.Q).

5.4.2.3 *The Commons Green*

This small pocket green, conveniently located within Planning District A, is 1.3 acres (gross) in size. It is located within the mixed-use area which permits two development alternatives as described in Sections 2, 3, and 4. Land uses within this area are Residential: High and/or Commercial: Office uses. The Green is also close to two existing office buildings within the Specific Plan area. Street parking will be permitted along its perimeter. The Green's central location connects the mixed-use areas to the proposed Convention Hotel.

The Green is designed with shade trees and passive seating lawns, flowering accent trees, seating pockets and other pedestrian amenities for afternoon active pedestrian use.

5.4.2.4 *Town Square*

The Town Square shall be a "signature open space," which establishes the identity of RiverPark and serves as the major open space focus of the Planning District D. This space is approximately 2.3 acres in size. Many amenities are concentrated within the park including food pavilions, terraces, vending kiosks, shade structures, transit facilities, one or more water features and inviting, comfortable seating. Formal allées of trees such as London Plane trees will define the edges of the space and other landscaping includes extensive turf along with flowering borders and/or accent beds. The design of the park incorporates opportunities for casual strolling, restful seating, outdoor dining, people watching and accommodating modestly-scaled festivals or performances.

5.4.2.5 *Exposition Plaza Space*

The Exposition Plaza Space is about 1.2 acres in size. This space and park is designed with appropriately scaled paved areas to facilitate active outdoor

functions including food expositions, wine festivals and perhaps a Farmers' Market. Permanent, yet flexible, armatures for temporary shade devices, as well as fixed-in-place pergolas and umbrellas, will provide desirable shade. Canopy trees, flowerpots, and pedestrian amenities, including benches, kiosks, and related street furniture and festive lighting will reference the Town Square and Market Place theme. Refer to Section 3 for additional information about this Space.

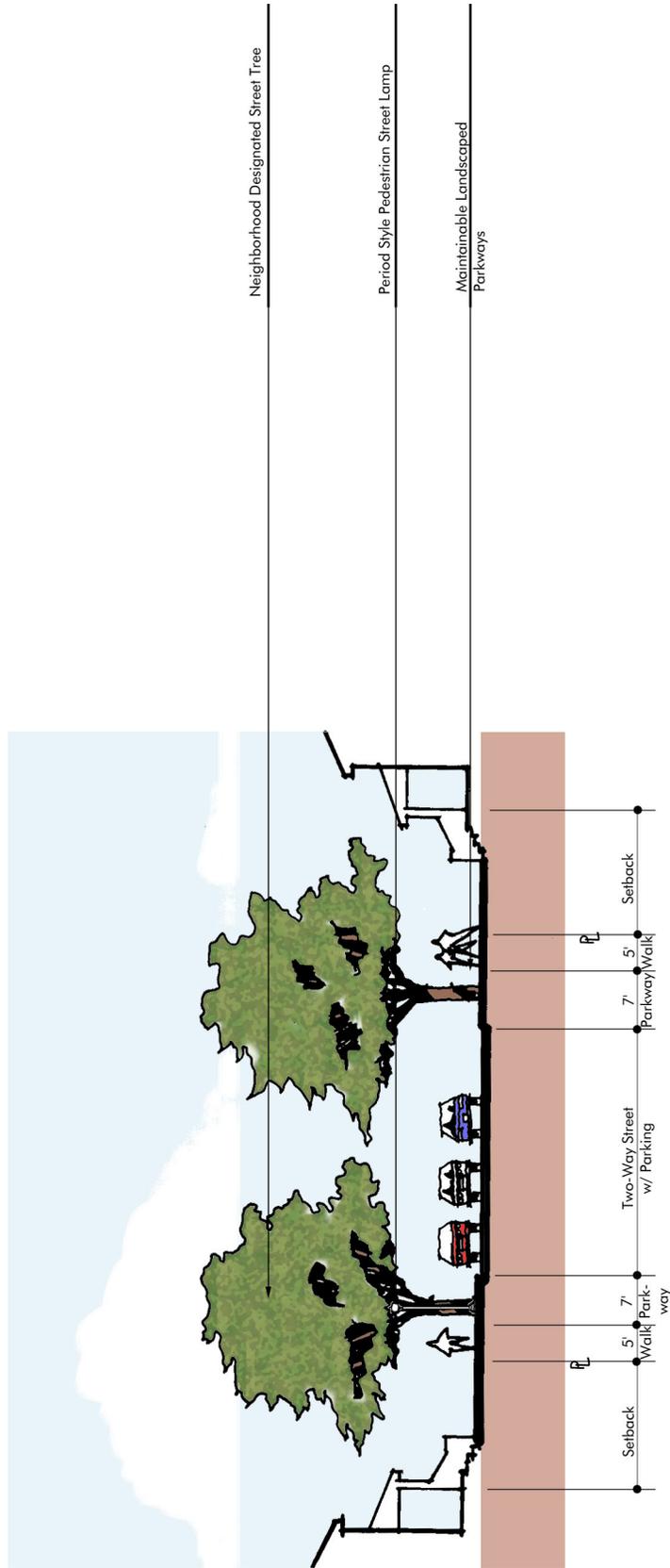
5.4.2.6 *Oxnard Circle*

Oxnard Circle, approximately 1-acre in size, forms a small-scaled neighborhood green. A modestly scaled art piece or landscape feature is centrally positioned as a focal point. This formal landscape composition will contain a perimeter ring of large scale trees (Exhibit 5.R).

5.4.2.7 *Crescent Park*

Crescent Park is a 3.3-acre park in Planning District H. It is to be a landscape feature of Oxnard Boulevard mid-way between Oxnard Circle toward the south and the northern residential perimeter to the north. This park will serve as a neighborhood focal point and destination for relaxation and recreation. Pedestrian walkways at the edges of the Park are shaded by a canopy of street and park trees. In addition to the canopy trees, tall vertical palm trees, such





NEIGHBORHOOD STREET

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5.N



S a n t a C l a r a R i v e r



OPEN SPACE MASTER PLAN

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CENTRAL PARK

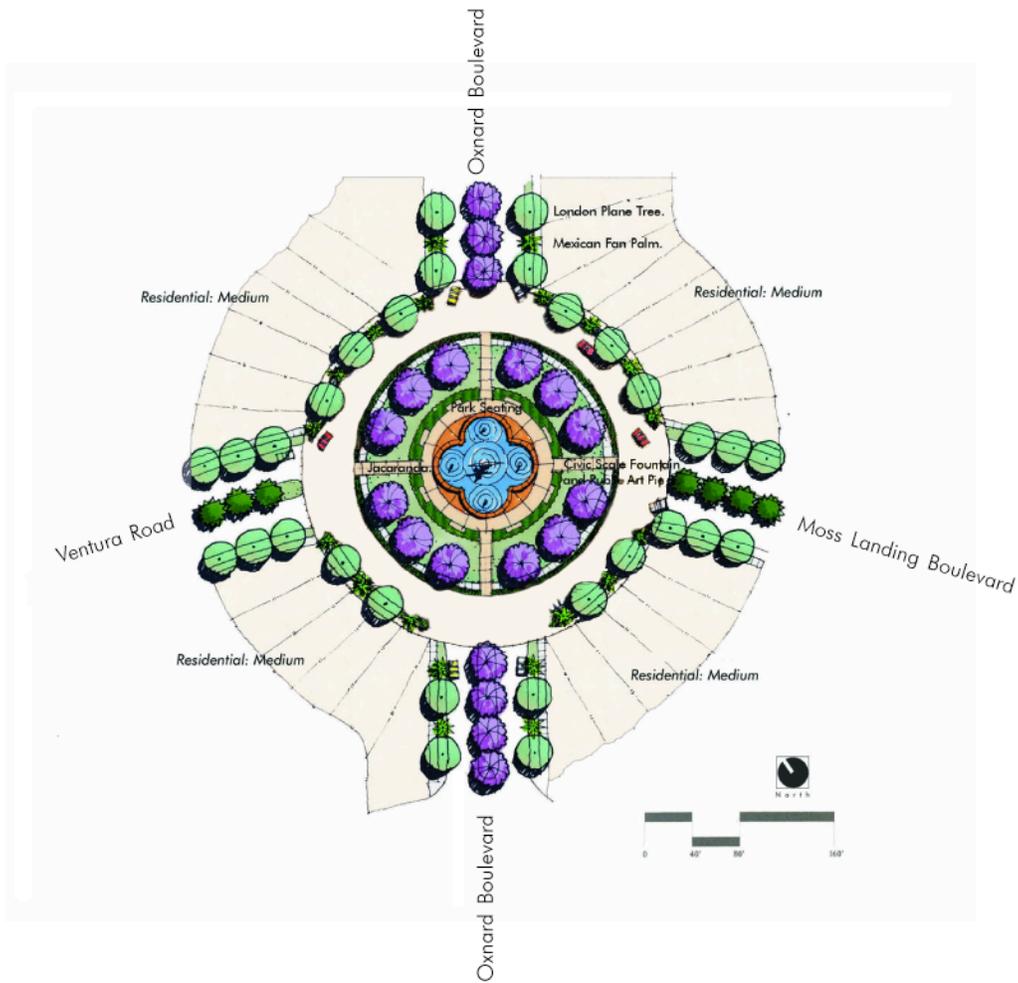


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EAST PARK 5.Q

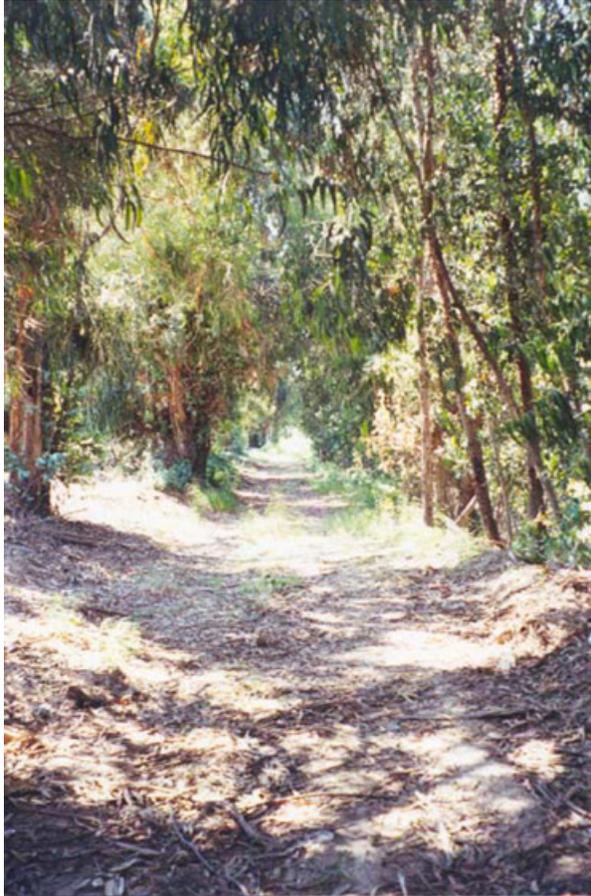


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OXNARD CIRCLE





as Mexican Fan Palms, and frame vistas. Facilities for family gathering and children's activities will be located at the southern edge of this open space. These include a picnic area, a community pavilion and a children's play area.

The central open lawn area of the park is relatively flat and permits a maximum amount of unprogrammed flexible space, suitable for field sports and recreational activities (Exhibit 5.S).

5.4.2.8 Windrow Park

This open space in Planning District I is a neighborhood park with two components: a) a linear east-west landscaped corridor connecting with Central Park; and b) a rectangular park space at the Santa Clara River's edge directly west of the east-west corridor. The design supports walking and biking, family picnic and activity areas and active recreation including field sports. A trail head location connecting into the regional trail system envisioned along the edges of

the Santa Clara River could be provided. The park will include a tot-lot, an adjacent lawn for informal play and a community pavilion, fields for active recreation, and related compositions of native and/or indigenous plantings which will provide a natural transition to the Santa Clara River's edge. Opportunity exists to create an interpretative experience for residents and users that may build upon the Santa Clara River Enhancement Program at a regional scale (Exhibit 5.T).

5.4.2.9 Village Green

This small introverted park space is approximately 2 acres (gross) in size. Located in Planning District G, the Green is designed as a classic "turbine square," a circulation node for vehicles and pedestrians traveling north or south through the planned Residential: Medium development. The space is also an important "gateway," a visual focal point for residents and visitors traveling through. Due to this high public interactivity, public art elements may be incorporated.

The green is simply treated as a generally informal composition of trees and landscape elements, creating a relaxed space suitable for passive/restful use. Attractive walkways allow pedestrians to circulate at the periphery of the park and to safely cross the bounding streets. Comfortable benches are located among canopies of shade casting evergreen and flowering trees (Exhibit 5.U).

5.4.2.10 Forest Park Boulevard Roundabouts

Three landscaped traffic roundabouts are located at major intersections on Forest Park Boulevard. The roundabouts are important focal and transition points. The roundabouts themselves are planted in a formal, symmetrical manner with Jacaranda trees, surrounding a mounded grassed area.

RIVERPARK SPECIFIC PLAN

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update through 3/2012



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5.4.2.11 Gateway Park

This park is located at the intersection of Myrtle Street, Garonne Street and Forest Park Boulevard. Its four triangular-shaped parcels are designed to serve as a visual node and to create the major gateway to the eastern portion of RiverPark. The massing and location of the adjacent buildings will reinforce this park as a civic space. Because of its location, this park also provides an excellent opportunity for public art.

Gateway Park will be simply composed with background evergreen trees and foreground flowering accent trees. A strong evergreen planting buffer is intended to soften the easterly edge of the proposed adjacent multi-family housing. Gentle contouring and a simple ground cover treatment is envisioned along with a possible public art or landscape feature element. Active use of this space will not be encouraged (Exhibit 5.X).

5.4.2.12 Vineyards Park

This approximate 7-acre neighborhood park is



located at the boundary of Planning District F, the Vineyards Neighborhood District, and the existing El Rio residential neighborhood. Vineyards Park is intended as the central open space of Planning District F. Since it will be shared with the adjacent El Rio neighborhood, the park is readily accessible from both neighborhoods, and provides a variety of activities for children and adults. A community center is the focal point of the park, which includes a tot-lot, basketball court and multiple formal and informal ball fields. Curving paths along the perimeter of the park provide a pleasant walking or jogging experience among small groves of flowering accent trees.

5.4.2.13 Children's Park

This small neighborhood-serving park is located in the southern Residential: High portion of Planning District F, a multi-family residential district. Children's Park features an informal planting arrangement of trees, grass and groundcover, shading a lawn play mound and a sand area with children's play equipment. Seating areas are conveniently located with unobstructed views to the play areas (Exhibit 5.Z).

5.5 EDGES AND BUFFERS STANDARDS

5.5.1 Introduction

RiverPark's open space and landscape design contains landscaped edges and buffers in recognition of and respect for neighboring communities.



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CRESCENT PARK





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WINDROW PARK



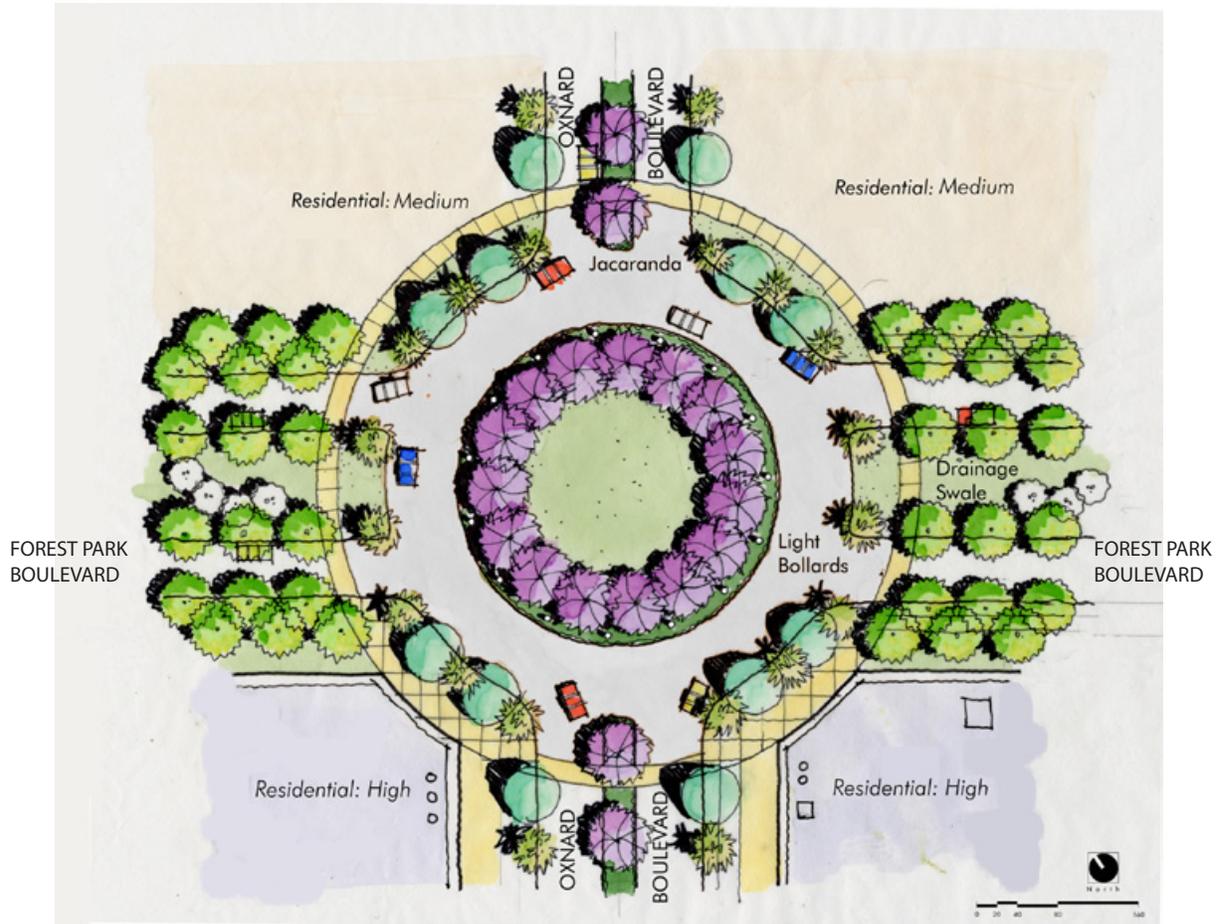


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VILLAGE GREEN



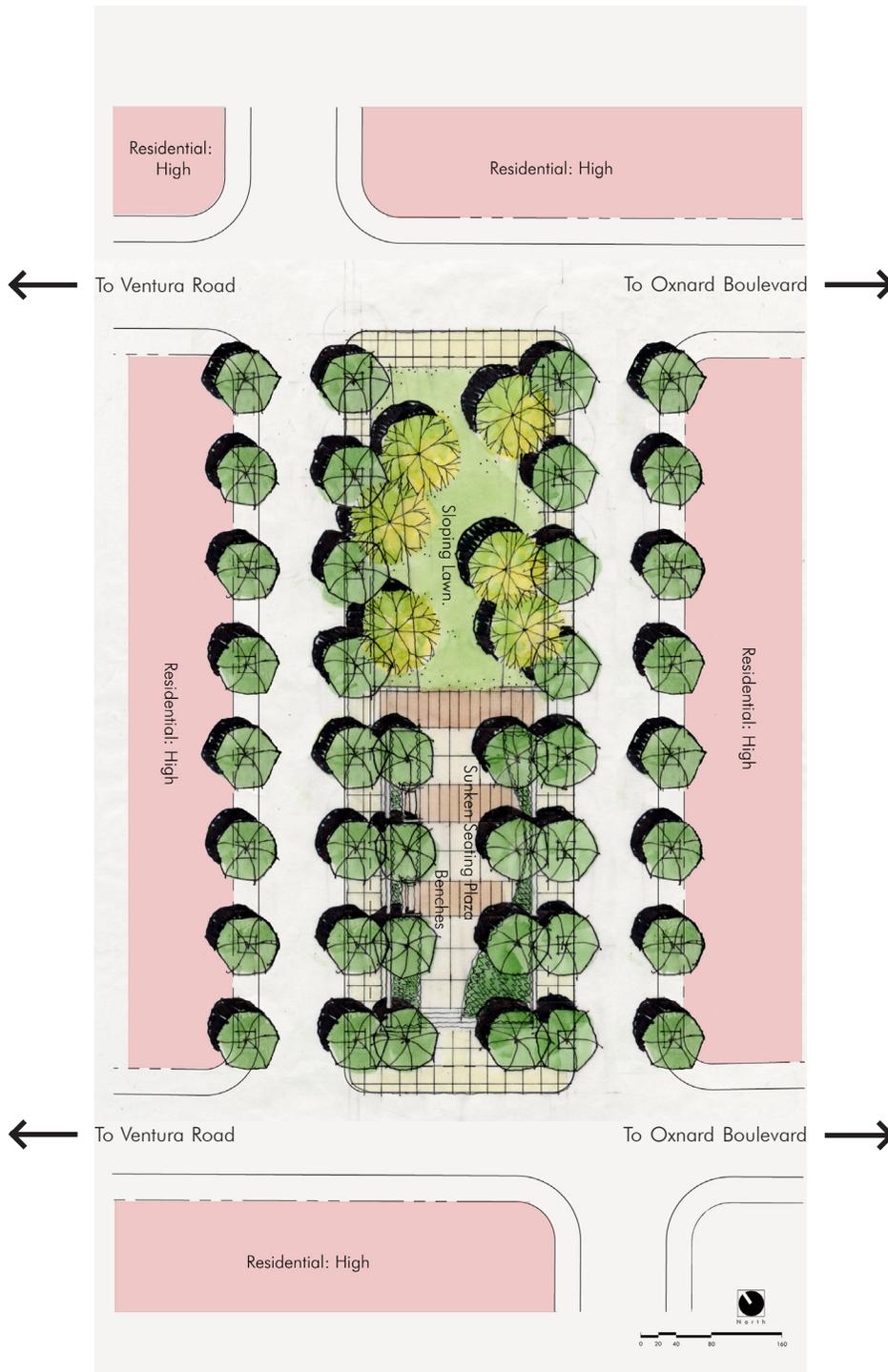
FOREST PARK BOULEVARD ROUNDBOUT



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Commons Green as illustrated above represents illustrative park design for **Development Option A: All Residential**. Commons Green for Development Option B: Commercial/ Residential[not illustrated] is similar in design but oriented east to west.



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GATEWAY PARK

5.X



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VINEYARDS PARK





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CHILDREN'S PARK



5.2



Landscaping perceptible from the Ventura freeway will consist of a single row of 30-foot tall Mexican Fan Palms (at 30 feet O.C.) along the freeway frontage. These palms will clearly differentiate and identify RiverPark not only from the freeway but from the southern approach from Oxnard. For slower-moving vehicles and pedestrians, the zone will also be planted with an appropriate mix of native and indigenous grasses, perennials, shrubs, and trees. See Exhibit 5.AA for a typical cross-section.

5.5.2.2 Vineyards Neighborhood Planning District Buffers

The land uses and landscaping in the Vineyards Planning District have been designed with three intentions: a) To avoid impacts on the existing El Rio Neighborhood; b) to respond to input from that neighborhood’s resident; and c) to enhance the neighborhood’s environment. Land use measures to achieve these goals are described in Section 2. Landscaping measures are described below.

Landscaped Buffers

The RiverPark Specific Plan incorporates continuously landscaped corridors at the northern and eastern boundaries of the RiverPark Vineyards Neighborhood District. These buffers are intended to create visual separation and a sense of privacy; to establish and reinforce neighborhood boundaries; to create an effective but subtle transition between land uses; and to mitigate noise.

- ❑ *Northern Boundary:* The Forest Park Boulevard buffer, fifty feet wide, will include an 8-foot parkway and a 6-foot walkway. The remaining 36 feet will have a berm and will be landscaped with dense plantings of evergreen trees and shrubs, such as Pinus eldarica (Exhibit 5.H).
- ❑ *Eastern Boundary:* A continuous landscaped buffer will include a range of taller, shade trees to provide an attractive green edge and provide visual and noise buffering between the current El Rio neighborhood and the new RiverPark Vineyards neighborhood. This buffer will run continuously along the boundary between the El Rio and Vineyards Neighborhoods, except at Vineyards Park which will be bounded at its east side by a road serving the existing El Rio



5.5.2 Design Concept for Edges and Buffers

5.5.2.1 The Ventura Freeway Frontage

Landscaping of RiverPark’s frontage with the Ventura freeway at Planning Districts D, B and E shall be provided in a landscaped buffer zone. Landscaping in this area shall meet the requirements at two distinct scales: the scale of the freeway, and that of slower moving vehicles and pedestrians within RiverPark.

Neighborhood (Exhibit 5.BB).

- ❑ *Vineyards Park:* The Park itself will serve as a landscaped buffer.

The western boundary of the Vineyards neighborhood also contains a continuously landscaped buffer which separates the neighborhood from the commercial parking fields on the west side of Myrtle Street. This buffer will include a 7-foot-wide area continuously planted with tall evergreen trees such as the Pinus species (Exhibit 5.I).

5.5.2.3 Santa Clara River Edge Enhancements

The RiverPark open space plan contains edge enhancements adjacent and contiguous to the Santa Clara River (Exhibit 5.CC) which will link RiverPark with planned regional improvements. The plan anticipates construction of a regional hiking and biking trail atop the existing levee.

- ❑ *Riparian Edge:*

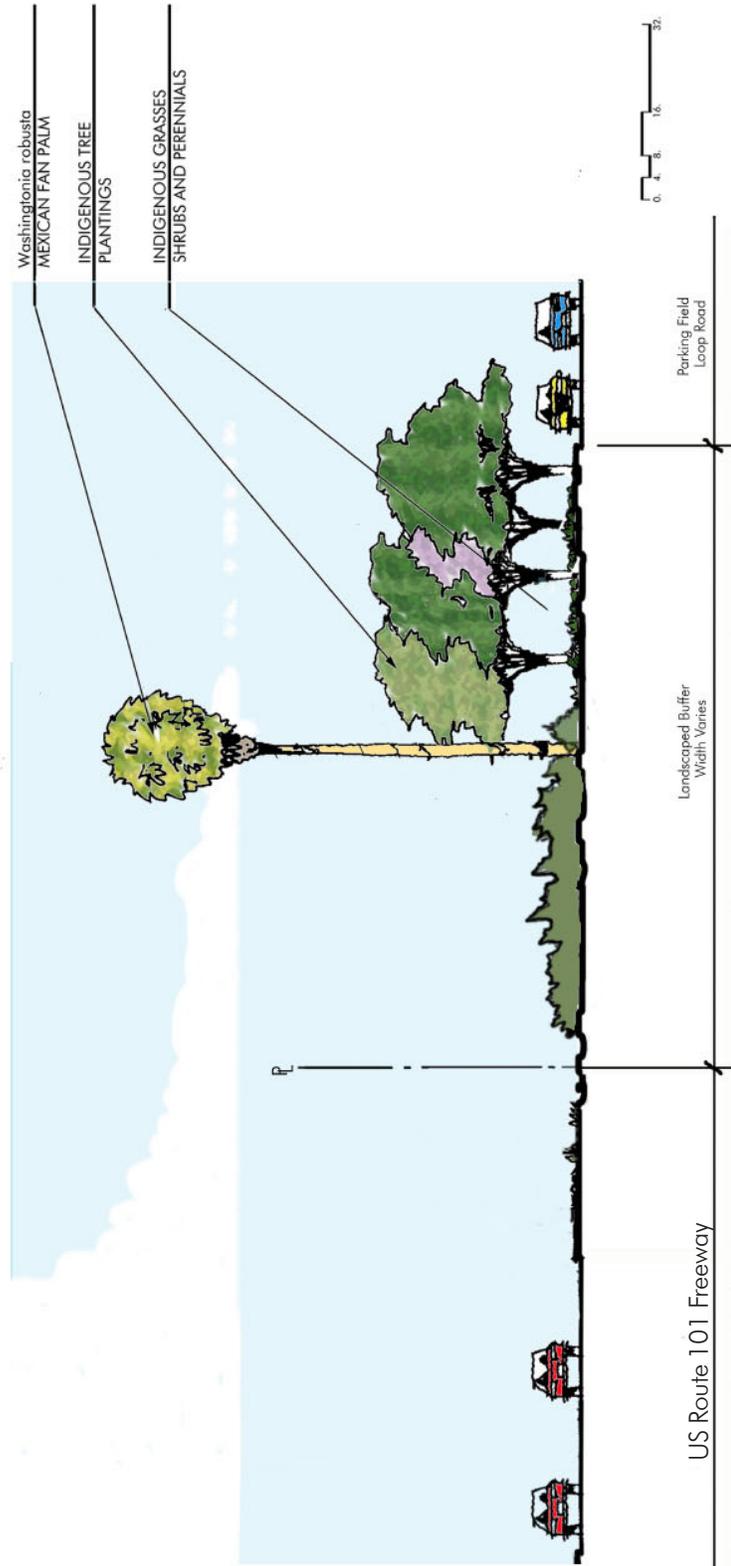
The Santa Clara River is contained by a large dike or levee along its boundary outside the RiverPark community. At present, it is treeless and generally lacking vegetation. In response, the RiverPark Specific Plan incorporates new native vegetation communities that enhance the visual character and wildlife habitat value of the site. These will be located in a linear landscaped riparian edge at the western side of Planning District H between Albion Drive and the existing levee. Connections to the regional trail connections will be provided in locations identified in the Open Space Master Plan (Exhibit 5.O).

The general goal of the RiverPark effort is to create a multi-layered habitat that utilizes native vegetation communities to attract and support a wide range of wildlife species, especially birds. Selected tree species will provide cavities and foraging habitat for the many species associated with Cottonwood-Willow woodlands. The improvements will include a nesting substrate for raptors such as, red-tailed hawks, American kestrels, screech owls, great horned owls, plus numerous passerine species.

The intention of the Specific Plan is to work and coordinate with responsible public agencies to



extend the vegetation communities and wildlife habitat within RiverPark to the levee and sloped side of the river. During implementation, the U.S. Army Corps of Engineers (responsible for maintaining the integrity of the dike) as well as any other responsible public agencies should be involved in achieving this end. If the public agencies allow planting to parallel the dike, we recommend that a mixed Cottonwood-Willow forest be created comprised mainly of Fremont Cottonwoods (*populus fremontii*), Black Cottonwoods (*populus balsamifera ssp. Trichocarpa*), and Red Willow (*Salix laevigata*). Native Sycamores (*Platanus spp.*) should be included within the final prescription for the mix of tree species.



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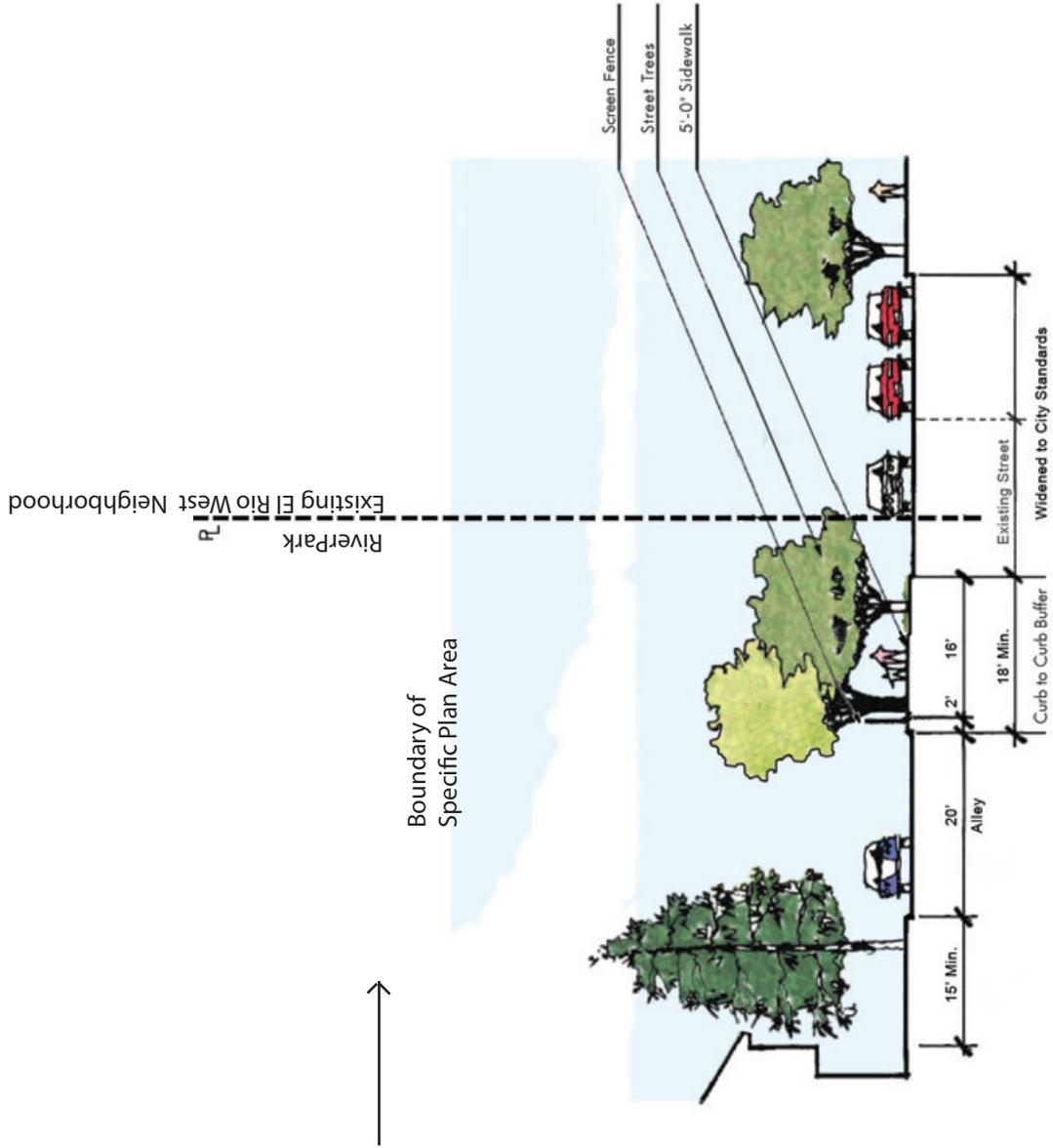
VENTURA FREEWAY FRONTAGE

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5.AA

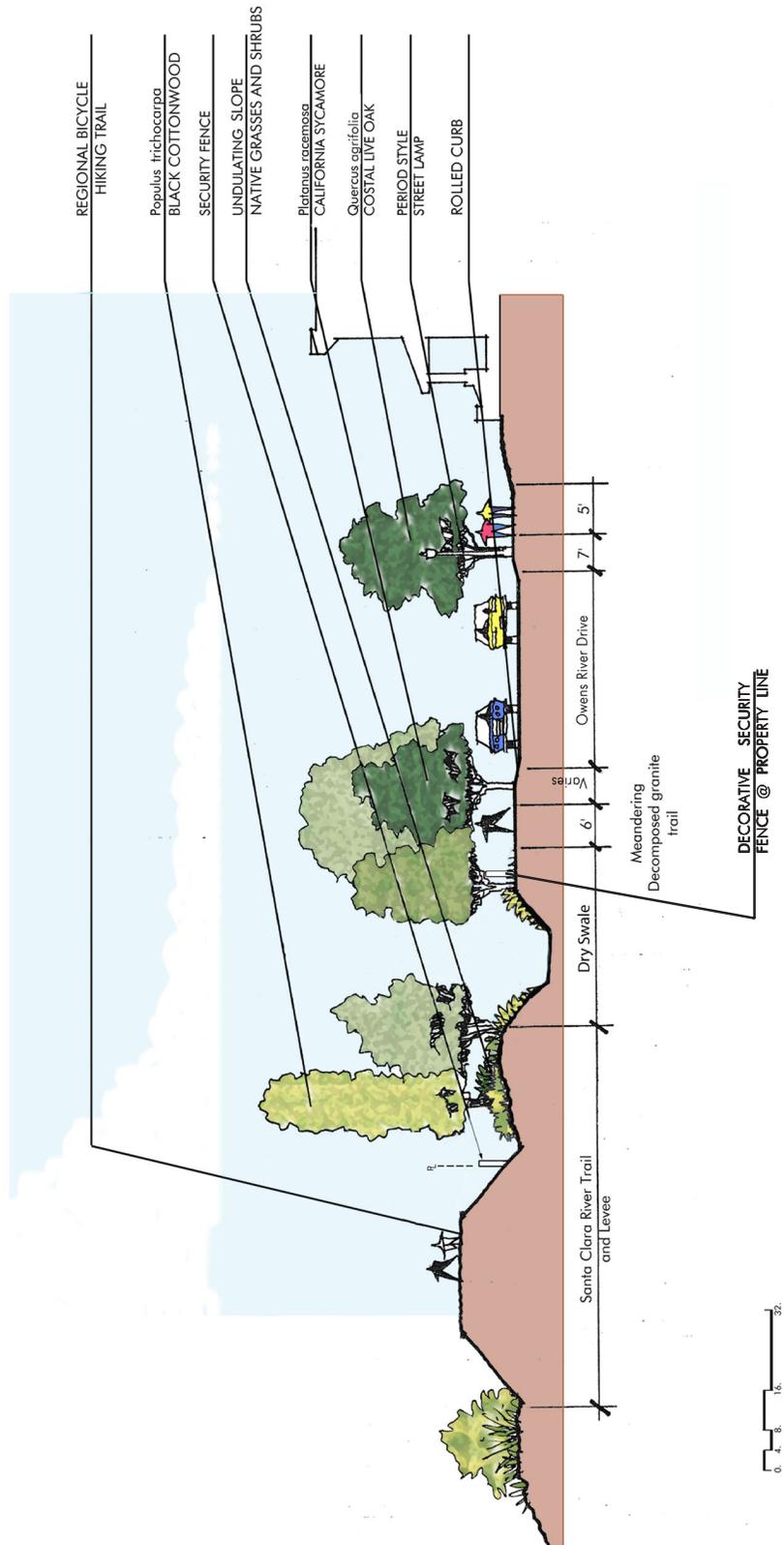


VINEYARDS NEIGHBORHOOD DISTRICT

BUFFER AT EAST BOUNDARY



5.BB



SANTA CLARA RIVER EDGE ENHANCEMENT



5.CC

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This newly created forest should also contain an understory of numerous species of compatible native shrubs. These may include species such as: Arroyo Willow (*Salix lasiolepis*), Mulefat (*Baccharis salicifolia*), California Sagebrush (*Artemisia californica*), and Coyote Brush (*Baccharis pilularis ssp. Consanguinea*). Additionally, native rye grasses (*Leymus ssp*) may be planted as ground cover.

All plantings should be randomized and distributed so as to recreate a natural setting as much as possible. Irrigation will be provided until such time as the established plants are self-sustaining. The planting of native tree and shrub species will be applied in transition areas where urban and landscaped elements transition into the native river's edge and other hiking trails planned throughout the development.

An overall benefit of the RiverPark wildlife habitat development is to provide much needed native trees overlooking the edge of the Santa Clara River. The area will increase plant and wildlife diversity in this segment of the Santa Clara River. In addition, it will lay the foundation for a wildlife corridor that might ultimately extend for a major portion of the Santa Clara River from the coast to remaining foothill and upland areas that already support native plant communities and wildlife populations.

- ❑ *Treatment of Adjacent Neighborhood Streets:* Neighborhood streets adjacent to this landscaped corridor will have walking/hiking trails. These will be paved in decomposed granite in

order to maintain a more natural and rural character.

- ❑ *Signage Program:* Designated points of access along the levee are identified through a comprehensive signage program and integrally linked to open spaces and parks within RiverPark.

5.6 WATER STORAGE/RECHARGE BASIN PLAN

5.6.1 Introduction

The RiverPark Landscape Master Plan incorporates measures to visually enhance and improve the edges of the existing water storage infiltration basins. Except for maintenance, access to the basins will be prohibited by appropriate fencing.

5.6.1.1 Large Woolsey Water Storage/Recharge Basin

Proposed landscaping will utilize native, indigenous plant materials. It is expected that the basin edges, when improved, will provide significant habitat and visual resource improvements.

5.6.1.2 Brigham-Vickers Water Storage/Recharge Basin

As with the Large Woolsey Basin to the northwest, the side slopes of this basin will be re-vegetated and stabilized with landscaping which improves the visual and habitat qualities of stabilized edges and banks (Exhibits 5.DD and 5.FF). Access to the top of slopes will not be permitted and a safety fence will completely encircle the basin. A hiking and bicycle trail along the western boundaries of this facility will be designed in coordination with the proposed storm water management swales and water storage/recharge basins.





5.7. OTHER OPEN SPACE ELEMENTS

5.7.1. Storm Water Best Management Practices and Open Spaces

RiverPark is an innovative and environmentally conscious community incorporating Stormwater Best Management Practices (BMP) in order to treat and manage anticipated urban storm water runoff. RiverPark’s Stormwater BMP’s include pre-treatment dry swale water storage/recharge basins and detention basins. These comprise natural systems designed to treat and convey the entire volume of storm events up to and including the 10-year storm event. Several environmental benefits result from this integrated storm water/open space system.

- Natural treatment processes are utilized, which filter and degrade storm water pollutants prior to reaching local ground water systems.
- Flood control is enhanced.
- The local aquifer is protected.
- Aesthetic and recreational benefits result with the associated open spaces allocated for water conveyance and storage basins.

All storm flows, up to and including the 10-year storm event, are treated and conveyed in vegetated dry swales and dedicated storm drain pipelines which lead to the Santa Clara River. These swales are designed to gradually convey anticipated storm water to proposed water storage basins. Each of these basins is appropriately sized and configured to integrate with the proposed parks and open spaces in RiverPark.

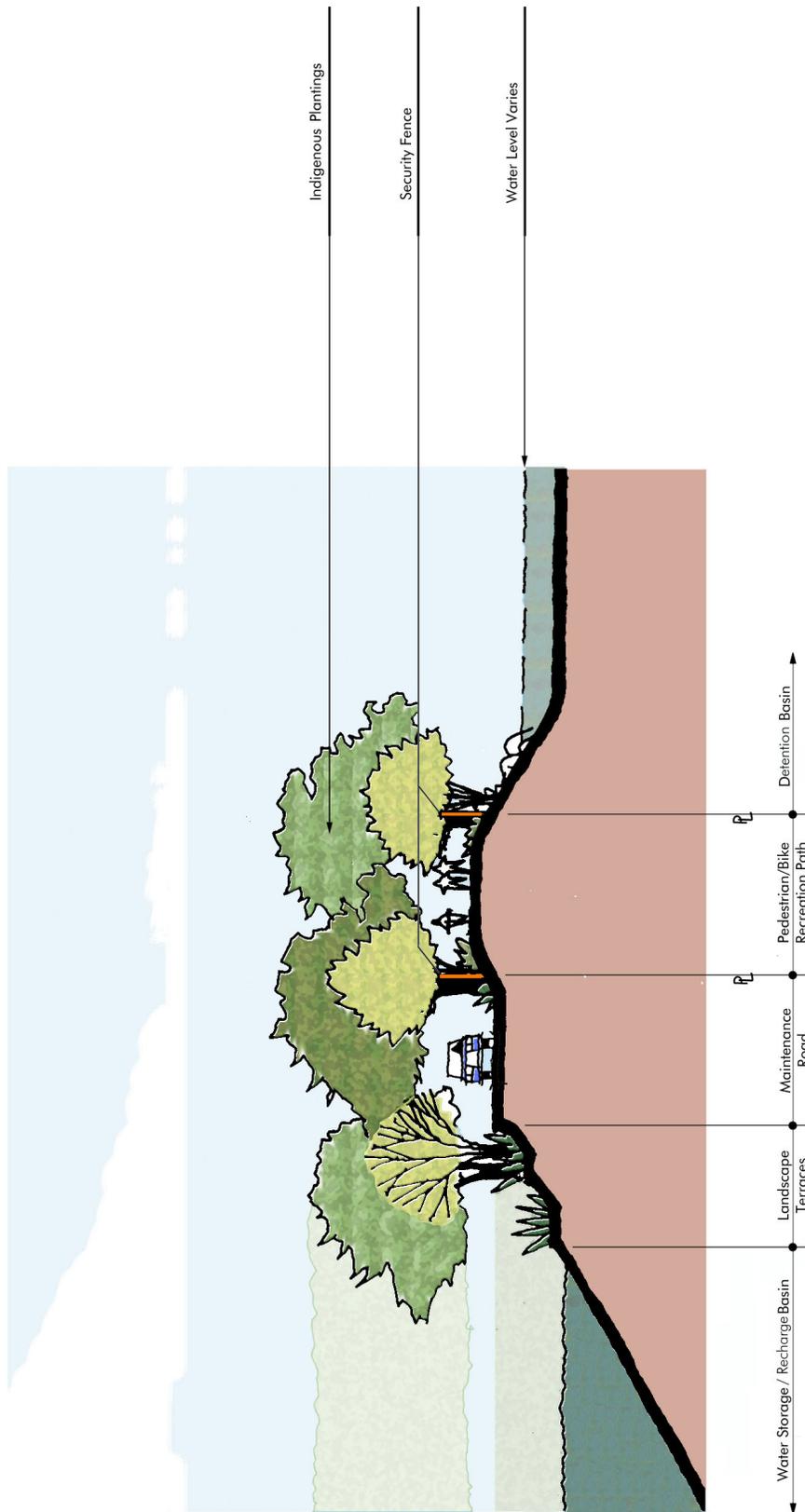
5.7.2 Community Sports/Recreation Facilities

The RiverPark Open Space Plan anticipates that an agreement will be reached to be able to utilize school play fields on both school sites outside of school hours. The envisioned park program includes active sports and recreation fields including softball, football, and soccer fields and public restrooms (Exhibit 2.K and 2.L).

5.7.3 Pedestrian and Bicycle Circulation Elements

The proposed Open Space Master Plan identifies opportunities for pedestrian and bicycle circulation. RiverPark’s roadway cross-sections are designed for pedestrian and bicyclist safety. A number of the project’s roadways include a bike lane adjacent to the curb in addition to the required vehicle travel-way widths. Roadway design also includes generous parkways that clearly separate vehicle and pedestrian traffic. Proposed sidewalks occur on both sides of the streets in most cases and are scaled comfortably and located conveniently. The result is that all areas of the community may be safely and easily accessed utilizing the planned interconnected network of streets and sidewalks.

In addition to the pedestrian-friendly streets, an extensive network of trails and paths is planned to be integrated into RiverPark’s Landscape Master Plan. These trails will be designed to permit safe pedestrian and bicycle use. Access to the planned Santa Clara River Regional Trail is designated at key points within RiverPark and at the proposed River’s edge linear park. Trails will be signed with interpretative and distance information to include points of interest, history, natural phenomena, ecological principles or simply nodes of beauty and relaxation (Exhibit 5.EE).



BRIGHAM AND LARGE WOOLSEY BASINS PEDESTRIAN AND BICYCLE PATH

August 27, 2002

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

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5.DD

Mixture of Indigenous Coastal Upland Plantings

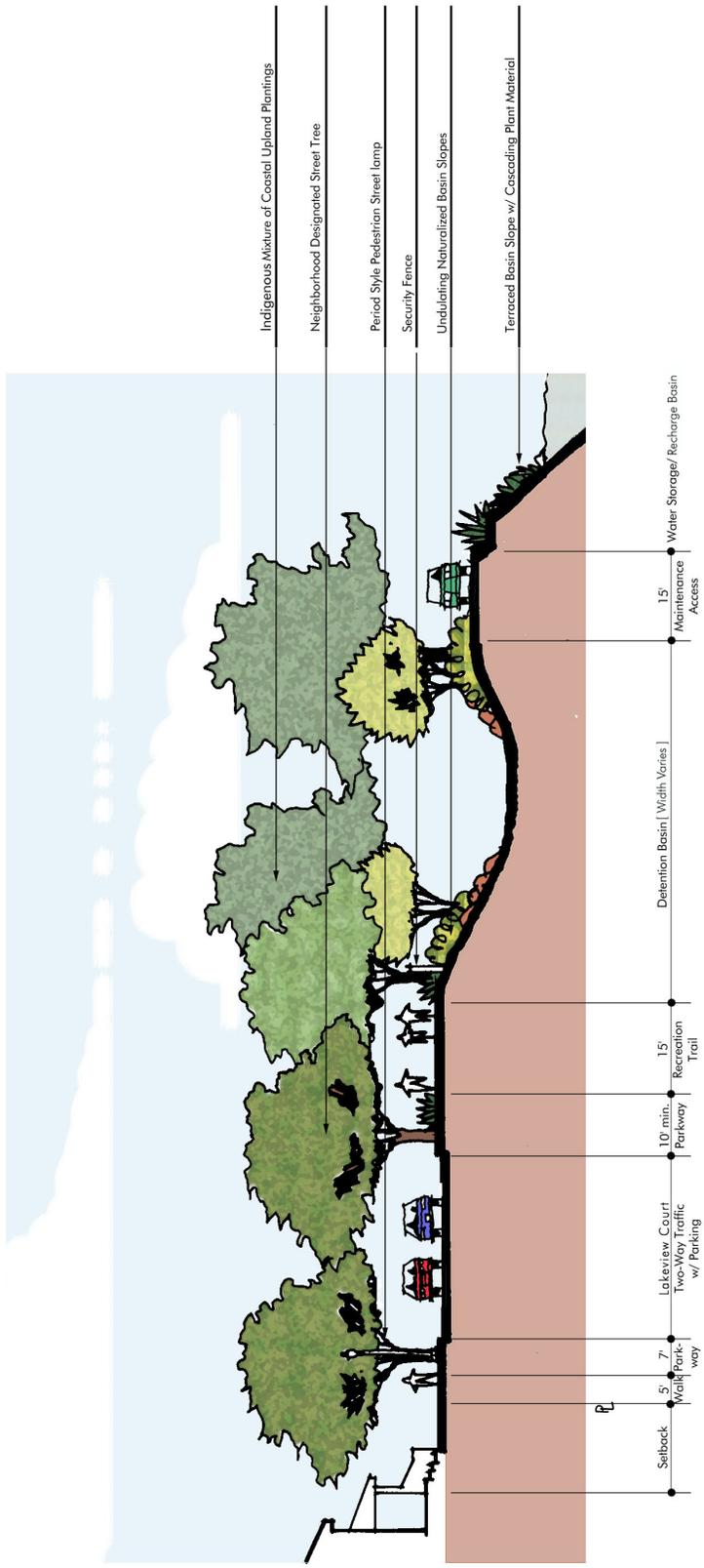


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CLASS I BICYCLE PATH 5.EE



Indigenous Mixture of Coastal Upland Plantings

Neighborhood Designated Street Tree

Period Style Pedestrian Street Lamp

Security Fence

Undulating Naturalized Basin Slopes

Terraced Basin Slope w/ Cascading Plant Material

Water Storage/ Recharge Basin

15' Maintenance Access

Detention Basin [Width Varies]

15' Recreation Trail

10' min. Parkway

Lakerview Court Two-Way Traffic w/ Parking

7' Walk Parkway

5' Walk Parkway

Setback

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LAKEVIEW COURT 5.FF



5.8 SITE LANDSCAPE STANDARDS

5.8.1 Introduction

This sub-section defines the basic character and design standards for each open space in RiverPark. The standards apply to improvements by the Master Developer and Builders/Developers. They will be amplified and supplemented by a document addressing public realm design guidelines to be prepared by the Master Developer following adoption of this Specific Plan.

5.8.2 Site Landscape Standards

- ❑ Design landscape and open space areas shall be an integral part of the overall site plan design.
- ❑ Use trees to define and enclose exterior spaces, and to provide physical protection from the sun and wind.
- ❑ The design of landscaped open space areas shall enhance the building design and public views and provide buffers and transitions between adjacent uses.
- ❑ Use trees, shrubs and vines to conceal walls, building elevations and parking facilities.
- ❑ Use arbors, trellises, walls, gates and other elements to reinforce the architecture of adjacent buildings. Landscape structures should be compatible and consistent with the architectural treatment of the adjacent buildings.
- ❑ Screen undeveloped, vacant land intended for future development with plants but assure unobstructed visual access for vehicles and pedestrians.
- ❑ Ensure that plant materials do not interfere with security lighting, or restrict access to emergency apparatus such as fire hydrants or fire alarm boxes.

5.8.3 Surface Parking Area Landscaping Standards

The following standards are intended to apply to surface parking areas and parking fields generally accessible to the public such as those found adjacent to the Hotel or Commercial Uses.

- ❑ Use trees with a spreading canopy in parking areas sufficient to cover at least 30% of the parking surface with tree canopy within ten years of installation.
- ❑ Provide one tree at a minimum 24" box size for each ten parking spaces.
- ❑ Surface parking lots shall have a landscaped area with a minimum width of ten feet (10') provided along the peripheral edges of the parking area. These areas must be landscaped and maintained with a combination of trees, shrubs, and ground-covers. Trees shall be provided and maintained consisting of at least one 24" box tree for each ten linear feet (10') of parking area perimeter.
- ❑ Distribute the required trees throughout the parking area.
- ❑ Mass trees in large planters within the parking area in parking lots with more than 50 spaces, to reduce the apparent size of the lot.
- ❑ Ensure through tree choice and maintenance that the lowest tree branches be more than six feet above the finish grade at the base of the tree to prevent damage from and to automobiles.
- ❑ Screen parking areas visible from public streets using one or more of the following methods:
 - An architectural wall at least 36" high above nearest adjacent top of curb.
 - A low, evergreen shrub mass at least 36" at two years' growth.
 - A landscaped berm at least 36" high that conceals parking.

5.8.4 Service/Loading Area and Refuse Enclosure Standards

- ❑ Screen loading and service areas (including storage, special equipment maintenance, and loading areas) with landscaping and such architectural elements as walls, to conceal these areas from adjacent buildings, streets, sidewalks and driveways.
- ❑ Screen refuse collection areas in an accessible interior, side or rear yard to the satisfaction of the City Engineer.

- ❑ Position service and loading areas to prevent disruption of the traffic flow by service vehicles to and from the site.
- ❑ Locate loading areas, including space for truck maneuvers completely on-site. Prohibit off-site vehicle loading.
- ❑ Screen utility equipment and communication devices (antennae, satellite dishes, etc.) so that the site appears free of all such devices.
- ❑ Construct and maintain service, storage, and maintenance areas according to the following criteria:
 - Store materials, supplies or equipment inside an enclosed building to prevent visibility from neighboring property and streets.
 - Screen all storage areas with solid walls (minimum six feet, maximum eight feet high)
 - Construct architectural screening (minimum of six feet, maximum eight feet high) with materials and finishes compatible with and complementary to the building design.
 - The intrusion of service, storage, maintenance, parking and loading areas into required landscape setbacks is prohibited.
- ❑ Install utility connections equipment for electrical and communication underground.

5.8.5 Landscape Wall and Fence Standards

- ❑ Use walls and fences for security, visual screening and aesthetic purposes. The Santa Clara River, Detention Basins and Water Storage/Recharge Basins shall have fences which prevent human or animal access except for maintenance, security and emergency purposes.
- ❑ Ensure that walls and fences are consistent with the architecture of the adjacent building in terms of material, color and form.
- ❑ Avoid walls which feature long, unarticulated surfaces. Use pilasters, height variation, setback variation, landscaping, and surface texture to vary the wall surface.
- ❑ Walls and fences shall be of the following

materials: masonry, with or without stucco finishes, wrought iron coated chain link, vinyl simulated wood or painted steel tubing. Wood and uncoated chain link fences should not be used in public view. Coated chain link around pit edge.

- ❑ Prohibit walls from encroaching into areas needed for safe sight-distance.
- ❑ Ensure that walls intended to screen storage or refuse areas, outdoor mechanical equipment, or which separates different uses at a property line be of masonry construction and not be less than six, nor more than a maximum of eight feet in height. Walls screening loading areas may exceed 8' height subject to approval of Planning Director.
- ❑ Prohibit walls and fences greater than thirty-six inches in height within the required setbacks adjacent to public streets.
- ❑ Walls should be covered with living vines in order to discourage graffiti and enhance the appearance of the fence and/or wall.

5.8.6 Paving Design Standards

These standards for pedestrian pavements apply to all paved areas on private property intended for use by pedestrians, including areas to be used by both pedestrians and vehicles. Pedestrian pavements may include, but are not necessarily limited to sidewalks, paths, walkways, courtyards and plazas. Pedestrian paving surfaces shall have the following qualities:

- ❑ A surface texture rough enough to prevent slipping, but smooth enough to prevent stumbling;
- ❑ Maintenance-free and/or low maintenance;
- ❑ Stain-resistant;
- ❑ Fade resistant; and
- ❑ Non-reflective.

Acceptable pedestrian paving materials which meet these criteria are:

- ❑ Concrete: broom finished, salt finished, heavy sandblasted;
- ❑ Colored concrete; and

- Stamped and saw-cut concrete and tile, provided.

Other pedestrian paving surfaces which do not meet these criteria may be used, provided that the limitations of the material have been considered:

- Decomposed granite (not suitable for use where disabled access should be provided);
- Loose gravel (not suitable for use where disabled access should be provided, or where heavy pedestrian traffic can be expected);
- White or very light colored paving (not suitable where glare from surface will affect pedestrian safety);
- Asphalt (not suitable where the asphalt is likely to become soft on hot days); and
- Wood boardwalk paving (not suitable where heels might catch in the cracks between the boards).

Unacceptable pedestrian paving surfaces include:

- "Turf block."

5.8.7 Plant Material Palette and Planting Design

- Provide simple, bold and easy-to-maintain landscape planting designs which incorporate many drought-tolerant plant materials.
- Landscape elements on development parcels visible from the public right-of-way should blend with and appear to be an extension of the public right-of-way landscaping.
- All street trees and median trees are to be a minimum of 36" box size. All other trees are to be a minimum of 24" box size except where indigenous tree plantings occur, and/or where a Eucalyptus tree is planted. All shrubs are to be 5 gallon size. Exceptions to this requirement may be made for agapanthus, morea, hemerocallis and other species normally stocked as one-gallon size in the nursery trade. Ground cover is to be planted at 12" on center maximum spacing; one-gallon container ground cover to be planted at 3 feet on center.
- Provide a mix of plant material sizes in informal

planting. The following is a typical mix of plant sizes for an informal planting:

Trees:

- 60%, 24-inch box
- 25%, 15-gallon
- 15%, 5-gallon

Shrubs:

- 70%, 5-gallon
- 30%, 1-gallon

Ground Cover:

- 100% coverage, within 1 year

- Provide plant palettes that include both long and short-lived plant materials. Long-lived materials include trees and most shrubs. Short-lived materials include perennials, annuals and some shrubs.
- Select plant materials suited to the soil and climatic conditions of the site.
- Minimize the use of water through the selection of plants that are drought-tolerant when they are mature.
- Space trees and shrubs with consideration for their ultimate size.
- Ensure that all ground cover material is healthy and densely foliated and is comprised of well-rooted cuttings or container plants. Ground covers planted from flats should be planted no more than eighteen inches (18") on-center. One-gallon container ground cover should be planted no more than four feet (4') on-center.
- Drought tolerant landscape materials shall be defined as plants listed as moderate, low, and very low in the WUCOLS Project listing of Water Use Classification of Landscape Species, as published by the University of California Cooperative Extension. This publication is available from ANR Publications, University of California, 6701 San Pablo Avenue, Oakland, California 94608-1239 [(510) 642-2431].
- A tree report is required for the health and

RIVERPARK SPECIFIC PLAN

April 12, 2005



prepared for RiverPark Development, LLC by AC Martin Partners with

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economic appraisal of any trees to be removed from the site. The report shall be prepared by a certified arborist and shall follow the format as outlined in A Guide to the Methods and Procedures for Appraising Amenity Plants, Latest Edition as published by the International Society of Arboriculture. The selection of the certified arborist is subject to approval by the Parks and Facilities Division. The arborist shall be selected prior to the report being prepared. The report shall include both text and a site plan that clearly labels trees to be saved, removed or transplanted. The methodology for the tree appraisal value shall be based on the “Trunk Formula” method. After the Parks and Facilities staff have completed their review of the arborist’s report, the Parks and Facilities staff will determine the economic appraisal value of the trees to be removed. The economic appraisal value shall be put back into new tree sizes for the project and shall be in addition to meeting the City’s minimum tree size of a 24” box. Any disputes or disagreements regarding the tree appraisal value shall be reviewed by the Parks and Facilities Superintendent for a final determination.

- ❑ All Landscape improvements shall meet the requirements contained in the City of Oxnard Landscape Standards, prepared by the Parks and Recreation Department (revised July 1998).
- ❑ Refer to the RiverPark Plant Materials Matrix (Exhibit 5.GG) for specific recommended plant types within the RiverPark community.

5.8.8 Irrigation Standards

The intent of these irrigation standards is to provide for adequate irrigation coverage while efficiently conserving water.

- ❑ Irrigate all permanently landscaped or required landscape areas with a permanent underground irrigation system operated by an automatic irrigation controller.

In areas where native or drought-tolerant plant materials are utilized, a drip irrigation system shall be installed to maximize the most efficient watering system and utilize the water in a re-

sponsible manner.

- ❑ Irrigate turf areas with low gallon spray heads having a minimum six-inch pop-up body.
- ❑ Use triangular spacing of spray heads in turf areas whenever feasible.
- ❑ Irrigate shrub areas with low gallon spray heads. When appropriate, drip irrigation should be provided in shrub areas.
- ❑ Irrigate individual shrubs with a pressure compensation bubbler with low flow characteristics.
- ❑ Irrigate at night and early morning to reduce evaporation due to sun and wind.
- ❑ Apply irrigation water in short interval applications to reduce runoff to paved areas.
- ❑ Ensure that irrigation water is not applied to walks, driveways, walls, fences and building faces. Irrigation runoff water shall not flow on to other property or the public right-of-way. Provide methods of retaining irrigation runoff water on site.
- ❑ Through the application of Best Management Stormwater Practices, graywater will be recycled and reused for irrigation water where appropriate.
- ❑ Provide approved backflow preventers on all systems.
- ❑ Screen all irrigation equipment from public view including backflow preventers and controller boxes.
- ❑ Install automatic valves in valve boxes and use pop-up spray heads whenever feasible.
- ❑ All irrigation installation shall meet the requirements contained in the City of Oxnard Landscape Standards prepared by the Parks and Recreations Department (revised July 1998).

5.8.9 Landscape Maintenance Standards

- ❑ Maintain all landscape materials, including trees, shrubs, ground covers and vines in a healthy condition at all times.
- ❑ Remove damaged, dead or diseased plant ma

<i>Botanical Name</i>	<i>Common Name</i>	<i>Street Tree</i>	<i>Suitability Park/Greens</i>	<i>Focal Points</i>	<i>Screening Buffer</i>	<i>Riparian Association</i>
1	Agonis flexuosa	Australian Willow	24" Box/18'	x		
2	Calodendrum capense	Cape Chestnut	24" Box/25'	x	x	
3	Cedrus deodara	Deodar Cedar	24" Box/20'	x	x	
4	Cinnamomum camphora	Camphor tree	24" Box/30'	x		
5	Cupaniopsis anacardioides	Carrot Wood	24" Box/25'	x	x	
6	Cupressus sempervirens	Italian Cypress	15 Gal./8'	x	x	
7	Eucalyptus viminalis	Mana Gum	15 Gal./12'	x	x	
8	Geijera parviflora	Wilga	24" Box/16'	x		
9	Jacaranda mimosifolia	Jacaranda	36" Box/25'	x	x	
10	Pinus eldarica	Afghan Pine	24" Box/10'			x
11	Pinus halepensis	Aleppo Pine	24" Box/20'		x	
12	Pistachia chinensis	Chinese Pistache	24" Box/18'	x	x	
13	Pittosporum undulatum	Victorian Box	24" Box/12'	x	x	
14	Platanus acerifolia	London Plane	24" Box/25'	x		
15	Platanus racemosa	California Sycamore	24" Box/10'	x	x	
16	Podocarpus gracilor	Fern Pine	24" Box/10'	x	x	
17	Populus trichocarpa	Black Cottonwood	15 Gal./16'			x
18	Phoenix canariensis	Canary Island Date Palm	48" Box/20'	x	x	
19	Prunus caroliniana	Carolina Cherry	24" Box/16'	x	x	
20	Prunus cerasifera	Purple Leaf Plum	24" Box/20'	x	x	
21	Olea europaea	Olive (fruitless)	36" Box/25'	x	x	
22	Quercus agrifolia	Coast Live Oak	24" Box/25'	x		
23	Salix species	Willow	5 Gal./25'			x
24	Schinus molle	California Pepper	24" Box/30'	x		
25	Sequoia sempervirens	Sequoia	24" Box/12'	x	x	
26	Tipuana tipu	Tipu tree	24" Box/30'	x		
27	Tristania conferta	Brisbane Box	24" Box/25'	x		
28	Ulmus parvifolia	Evergreen Elm	24" Box/30'	x	x	
29	Washingtonia robusta	Mexican Fan Palm	24" Box/15'	x		

PLANT MATERIAL MATRIX



terial promptly and replace it with plants that match the original design intent in terms of size, location and variety.

- ❑ Remove overgrown, oversized, or hazardous plant materials when they cannot be pruned to a safe condition and threaten public health, safety or welfare.
- ❑ Prepare and show maintenance specifications on landscape plans describing the irrigation, pruning, weeding, fertilizer application and other pertinent maintenance criteria for all landscaped areas.
- ❑ All landscape maintenance shall meet the requirements contained in the City of Oxnard Landscape Standards prepared by the Parks and Recreation Department (revised July 1998).

5.8.10 Street Furniture and Hardware Standards

A consistent and well-designed palette of street furniture will be utilized within the RiverPark community. The intent is to provide a unified, functional and visually appealing array of elements including pedestrian and vehicular street lights, transit waiting canopies, kiosks, tree grates and guards, benches and trash receptacles.

In general, these elements will be readily available through an “off-the-shelf” catalogue. Components may be modified to create a unique and differentiated appearance for RiverPark. All of these elements will be consistent with and will enhance the landscape theme of the community. Some custom features may include:

- ❑ Special or unique color employed throughout the community.
- ❑ Specific materials that reinforce a continuity or visually cohesive quality.
- ❑ Incorporation of the RiverPark logo.

5.8.11 Public and Community Art Standards

Public art will be developed within RiverPark. Timeless, environmental, or functional pieces such as fountains, benches, street furniture and earthworks will be encouraged, while monumental, abstract art elements will generally be discouraged and

considered inappropriate. The public art element of RiverPark’s Community Landscape Master Plan is to be further developed as specific development plans are refined and implemented.

The Community Landscape Master Plan and the more detailed Park Plans in this document identify potential locations for public art which have significant visual prominence and focus. Other locations may emerge as detailed development plans evolve.

5.9 SIGNAGE STANDARDS

5.9.1 Application

The regulations of this Section shall govern the design and maintenance of all signage within the RiverPark Specific Plan Area including public rights-of-way, other public open space including parks, and within private-sector developments. These regulations apply to all signage designed, installed and maintained by the Master Developer and Builder/Developer.

The regulations are intended to result in functional, attractive signage incorporating a uniformly high level of design, graphics, continuity, consistency and maintenance throughout the Specific Plan Area. More detailed guidelines will be prepared by the Master Developer following adoption of this Specific Plan.

- ❑ In addition to conformance of signage to the requirements of this sub-section and the subsequent Signage Master Plan, all signage within the RiverPark Specific Plan Area shall also conform to the specific requirements, spirit and intent of the Oxnard City Code provisions regulating signage, unless otherwise stated. If there are any inconsistencies between the Oxnard code and this sub-section, the regulations of the Specific Plan shall take precedence.
- ❑ The Builder/Developer must prepare and submit a signage master plan as part of the submission package for review and approval by the City of Oxnard. This plan shall be based on the regulations of this Section and subsequent documents.

All permanent and temporary signage within the RiverPark Specific Plan boundaries are regulated by this Plan. The types of signage addressed by these regulations include, but are not limited to:

- ❑ *Project Identity:* Signs which identify groups of commercial or residential. Design will be similar to pole-mounted and monument signs for private commercial and residential development.
- ❑ *On-Building:* Building identification signs which contain the names and/or addresses of individual facilities (such as a building street number or street sign) or of a specific development (such as the name of a group of residences).
- ❑ *Public Transportation Signage:* Freestanding benches and shelter signs.
- ❑ *Ground-Mounted Traffic Control:* Stop signs, etc.
- ❑ *Directional:* Signs on pedestrian and vehicular pathways or within parking facilities that assist the vehicular driver or pedestrian in reaching particular facilities or areas in RiverPark.
- ❑ *Wayfinding:* Signage which assists pedestrians and drivers in orienting themselves to RiverPark, its relationship to surrounding areas, and how to navigate the RiverPark street and pedestrian system to safely reach a destination.
- ❑ *Temporary and Advertising Signs:* Identification, construction, advertising, for sale and for lease signs.

5.9.2 General Signage Standards

5.9.2.1 Design Quality

- ❑ All signage will achieve the highest level of design quality and be consistent with the quality required in all other sections of this Specific Plan.
- ❑ All signage will be consistent with the architectural and landscape character of the specific parcel development and with the design intent of the RiverPark Specific Plan as a whole. This consistency shall be in terms of: materials, scale, size, placement on buildings or in the landscape integration with the building's architectural design, texture, color, relation to other signage

in the Planning District and in RiverPark public areas, and type of illumination. The scale and proportion of graphics shall be in consonance with the design of buildings, individual store landscape and site design.

- ❑ Bold or inharmonious colors or color combinations shall not be used.

5.9.2.2 Conformance with Public Agency Requirements

- ❑ Signing setbacks will be required at all intersections and curb cuts in conformance with the Caltrans Highway Design Manual, and as acceptable to the City of Oxnard Public Works and Planning Departments. Driveways will be treated as private roads for sight distance purposes.
- ❑ All traffic control signs in public streets shall conform to the applicable Caltrans and City of Oxnard Standards in construction, erection and placement.

5.9.2.3 Prohibited Sign Types

- ❑ Internally-illuminated awnings
- ❑ Plastic-faced monument signs
- ❑ Conventional plastic-faced box or cabinet signs
- ❑ Formed plastic or injection molded plastic signs
- ❑ Channel letters with light-transmitting faces
- ❑ Luminous vacuum-formed letters
- ❑ Animated or moving signs
- ❑ Cloth, paper, cardboard or foam signs or decals
- ❑ Moving neon signs
- ❑ Blinking, flashing, animated or moving signs
- ❑ Advertising displayed on vehicles to attract attention to a specific business location or sale
- ❑ Signs located or sized as to impede views of neighboring signs, businesses, traffic or pedestrians
- ❑ Can or box-type signs
- ❑ Hand painted signs

5.9.2.4 Signage Lighting and Design Elements

- ❑ All lit signs shall be front lit or halo lit, or internally illuminated.
- ❑ No sign shall have visible moving parts or simulate movement by means of fluttering, rotating or reflecting devices. Moving signs (signs that either physically move or have fixed graphic and text elements that appear to move) will be permitted only by approval of a request for deviation from the design standards.
- ❑ No sign shall have flashing, blinking, or moving lights, or any other illuminating device that has changing light intensity, brightness, or color, except for parts designed to give public service information such as time, date, temperature, or similar information.

5.9.2.5 Signage Materials and Fabrication

- ❑ All signs shall be made of materials compatible with exterior building colors, materials, and finishes, and be of a high-quality fabrication. Sheet or other ferrous metals, automotive, acrylic or similar finishes and colored plastic may not be used.
- ❑ Metal signs may be made of aluminum, brass, bronze, copper or stainless steel.
- ❑ Signs are to be free of all labels and fabricator’s advertising, except for those required by code.
- ❑ All electrical service to sign lights shall be fully concealed. No sign shall have exposed wiring, raceways, ballasts, conduit, or transformers.

5.9.2.6 Signage Content

- ❑ No signs will be permitted which do not directly relate to the name or primary service or function of the building user or institution.
- ❑ Logos shall be incorporated into signage in a three-dimensional manner.
- ❑ Logos or trademark displays may be used on signs if they are found to be unobtrusive and consistent with the aesthetic goals of RiverPark.
- ❑ Color and contrast of signs shall be chosen to insure proper readability and graphic consistency.

tency.

5.9.3 Standards for Specific Sign Types

5.9.3.1 Public Area Signs

- ❑ Sign types allowed in public areas are limited to wayfinding, directional and identification signage. Examples of such signage include gateway and project entry signage, neighborhood designation signage, park and other public realm element designations, and project maps and directories. Advertising signage is not permitted.
- ❑ A RiverPark logo and typestyle will be used consistently on all public area signs. These will be defined in the Signage Master Plan. A secondary type style, in upper and lower case will also be permitted to augment the primary type style, particularly on smaller signing such as legal notices. Other letter types may be permitted subject to design review approval.

5.9.3.2 Freestanding Monument Signs

- ❑ Monument signs are encouraged. They shall have low, horizontal proportions to create a feeling of permanency and to provide information at eye-level.
- ❑ Monument signs may not exceed six feet in height but may be raised to reach eye-level by providing earth berms below. Berming will be subject to design review.
- ❑ The design of freestanding monument signs, including color, materials, and fonts, shall be integrated with landscaping and surrounding buildings, walls, other construction and landscaping.
- ❑ Monument signs shall have distinct base and cap elements. Monuments shall be set back at least five feet (5’) from the frontage or regulating line.

5.9.3.3 Freeway-Oriented Pole Signs

A. Freeway-Oriented Pylon Sign.

- (i) Number of Signs and Location: One (1) two sided freeway oriented pylon sign (the Pylon Sign) shall be permitted in Planning District D of the RiverPark Specific Plan Area as depicted

on Exhibit 5.HH, or in another location within Planning District D along the freeway, subject to approval of a Design Development Review Permit or Special Use Permit, as provided in Part C herein.

- (ii) Sign Content: The Pylon Sign may include text, graphics and/or logos identifying the shopping center located in Planning District D, and names, brands or logos of tenants operating within the shopping center located in Planning District D. Such sign may include a large format graphic panel or changeable electronic display panel on each side, subject to the requirements herein. In no event shall product prices be displayed on the sign.
- (iii) Illumination: The Pylon Sign shall be illuminated with internal illumination. Other type(s) of illumination may be approved by the Director as part of the Design Development Review Permit or Special Use Permit as applicable.

(iv) Size:

(1) The overall size of the Pylon Sign structure shall not exceed sixty (60) feet in height and forty (40) feet in width. In no event shall the area of the Pylon Sign structure exceed twenty four hundred (2,400) square feet per side, for a total structure area of forty-eight hundred (4,800) square feet.

(2) Sign area shall not exceed thirty-six (36) feet in height and thirty-five (35) feet in width for each side, or twelve hundred sixty (1,260) square feet per side, or forty-five percent (45%) of the overall structure size.

(3) Large format graphics or changeable electronic display panels shall not exceed more than fifty percent (50%) of the total sign area on each side of the Pylon Sign.

B. Freeway-Oriented Monument Signs.

- (i) Number of Signs: Up to three (3) two sided freeway-oriented Monument Signs are allowed in Planning District D. The Monument Signs shall be subject to approval of a Design Development Review Permit as provided in Part C

of this section.

- (ii) Sign Locations: The Monument Signs shall be located within Planning District D in the approximate locations shown on Exhibit 5.HH or in other locations along the freeway within Planning District D, subject to approval of a Design Development Review Permit. The Monument Signs shall be approximately evenly spaced.
- (iii) Sign Content: Monument Signs may include text, graphics and/or logos identifying the shopping center located in Planning District D, and names, brands or logos of tenants operating within the shopping center located in Planning District D. In no event shall product prices be displayed on the sign.
- (iv) Illumination: The Monument Signs shall be illuminated with internal illumination. Other type(s) of illumination may be approved as part of the Design Development Review Permit.

(v) Size:

(1) Height: Overall height not to exceed twenty (20) feet.

(2) Size of Sign Structure: The dimensions of each Monument Sign structure (overall height multiplied by width) shall not exceed three hundred twenty (320) feet per side, for a total structure area of six hundred forty (640) square feet.

(3) Sign Area: In no event shall the total area devoted to tenant and shopping center identification sign area on each side of each Monument Sign exceed sixty-five percent (65%) of the structural area of the Monument Sign.

C. Freeway-Oriented Sign Design and Permit Procedure

- (i) Approval of a Design Development Review Permit by the Director is required for any freeway-oriented sign listed in this section, except the approval of a Special Use Permit by the Planning Commission is required for a Pylon Sign with changeable electronic display panel(s).
- (ii) In reviewing and approving any freeway-

oriented sign, the Director or Planning Commission, as applicable, shall find that the size, design of, and materials used for the fabrication, installation, and illumination of such freeway-oriented sign are compatible with the criteria in this section, and comparable with the design, exterior building materials, finishes, scale and illumination of the buildings and site within the regional commercial development in Planning District D. Intensity, brightness, and light spillover shall be evaluated as part of the permit review. In addition, such sign shall not adversely affect or be materially detrimental to (a) the public health, safety or general welfare, or (b) adjacent uses, buildings or structures in the vicinity of the sign.

- (iii) Owner shall permit the City of Oxnard and its designated partner entities (such as, but not limited to, Performing Arts and Convention Center, Oxnard Convention and Visitors Bureau, Economic Development Corporation of Oxnard) to provide non-commercial civic promotion messages and public service announcements on the changeable electronic display panel(s). The amount of time for civic promotion messages and public service announcements, and placement of such messages shall be detailed in the special use permit approval and conditions of approval for the sign.

5.9.3.4 Commercial Top of Building Wall Identity Signs

- ❑ Top-of-building identity signs shall be limited to identifying a single tenant or building. Signs may be located on the top floor fascia or spandrel area on a maximum of two elevations. These signs may be internally illuminated or non-illuminated.
- ❑ The size and location of each sign shall be complementary and proportional to each building and group of buildings.

- ❑ In no case shall any sign exceed the sizes established by the following table:

<i>Building Height in Stories</i>	<i>Maximum Letter Height</i>	<i>Maximum Square Feet</i>
1	2'-0"	80
2	2'-6"	120
3	2'-8"	160
4-6	3'-0"	200

Square footage designated by the table is determined by a continuous rectangle surrounding the sign lettering.

Signage requirements for two-story buildings exceeding 40,000 square feet of interior area will be evaluated during design review on a case-by-case basis.

- ❑ Creative backgrounds, light features, etc. may exceed the 24" letter boundary, subject to design review.
- ❑ Signs may be constructed of metal and/or other materials, subject to approval.
- ❑ On-building signs will have either internally illuminated or non-illuminated lettering and graphics. Illuminated wall signs shall be reverse backlit, channel lit, or indirect. On-building signs will have individual letters mounted directly onto the building façade.

5.9.3.5 Commercial Blade and Projecting Signs

- ❑ The total number of blade signs shall not exceed one per tenant; except that a tenant with frontage on more than one street may not exceed two blade signs, each sign to be located on a separate frontage.
- ❑ A sign panel may not exceed five (5) square feet; the total sign area, including bracket, may not exceed ten (10) square feet. A blade sign may not project more than 3' from the building façade.
- ❑ All blade, hanging or otherwise projecting signage should be placed 8' above city sidewalk.
- ❑ Blade signs may be constructed with a metal bracket and wood or metal sign panel; other

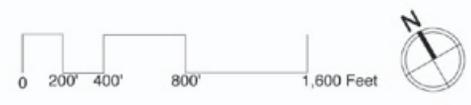
**RIVERPARK LAND USE PLAN:
 FREEWAY ORIENTED SIGN LOCATIONS**
 Land Use Plan Date: November 21, 2008

Legend

- Land Use**
- Potential Monument Sign Locations (up to 4)
- Optional Digital Reader Board Location
- Potential Pylon Sign Location

Notes:

Actual sign configurations (location, size and design) subject to approval of Design Development Review permit or Special Use Permit, as applicable per Section 5.9.3.3 (C).



February 1, 2011

FREEWAY ORIENTED SIGN LOCATIONS

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



materials are subject to approval.

- ❑ Indirect illumination is permissible.

5.9.3.6 Commercial Tenant Identification Signs

- ❑ Tenant signs shall be limited to the identification of building tenants. These signs shall be individual letters and may be internally illuminated or non-illuminated.
- ❑ The total sign area may not exceed one (1) square foot per lineal foot of the tenant's frontage along a public street, including paseos.
- ❑ A wall sign may not exceed 22 square feet. Letters may not exceed 24" in height, except as approved as part of Master Sign Program.
- ❑ Construction may be of metal or other materials, are subject to design review and approval.
- ❑ The size and location of each ground floor on-building sign will be appropriately scaled to the building area and height. They shall be designed to be complementary and proportional to each individual building, and in no case shall the length of the sign exceed forty percent of the horizontal dimension of the elevation to receive the sign.
- ❑ Illuminated wall signs are permissible; illumination shall be reverse backlit, channel lit, or indirect.

5.9.3.7 Commercial Storefront Signs

- ❑ All signs should be in proportion to the storefront size and scale of the individual business façade.
- ❑ If signage and graphics are placed within a window area, they should be designed to augment the display of merchandise and appropriately scaled so as not to dominate the window area.

5.9.3.8 Residential Signs

- ❑ The only signs permitted at residential uses are street address numerals, which may be up to 8 inches in height and shall be made of ceramic tile or bronze attached to a wall.
- ❑ Courtyard Wall Signs: Lettering may be applied to Courtyard Walls (walls parallel to the Frontage Line and matching the building walls), to

identify facilities, institutions and addresses. Lettering shall be individually mounted metal letters, not to exceed sixteen (16) inches in height, either front lit or halo lit. Courtyard walls intended to receive signage may encroach to within five (5) feet of the frontage or regulating line.

- ❑ Residential Directional Signs: These are signs within individual residential developments that control and direct the circulation of vehicles and pedestrians. Directional signs provide functional directions, such as "shipping and receiving." Copy shall be as succinct as needed to convey the message. Signs will be located as utility and safety dictate.

5.9.3.9 Traffic Control Signs

- ❑ All street signage shall conform to City of Oxnard Standards.

5.9.3.10 Temporary Signage

- ❑ Future facility signs are temporary signs which display information regarding future projects. The Builder/Developer may display one temporary free-standing sign on each major road bounding the site (two signs maximum) which presents information pertinent to a site and its stage of development.
- ❑ A temporary free-standing sign may be erected on a site any time after sub-division and completion of tract improvements. Information may be added or the sign can be replaced by another during the design, construction and leasing periods. Signs may include such information as the development's name, special features, architect and other design consultants, developer, month and year of completion, beginning of construction, advertisement to recruit employees, to identify the leasing agent, or similar information. However, each revision or sign replacement must conform to these standards. A sign that is to be replaced by another shall be removed before the new sign is installed.
- ❑ Temporary signs may be post and panel signs or free-standing monument signs. Such signs shall be submitted for design review and must receive city approval prior to installation.

- ❑ No temporary promotional signs will be permitted within public street rights-of way.
- ❑ Temporary signs shall be designed to last the length of its intended use without significant fading, warping, peeling, blistering, cracking, rotting, or delamination. The City reserves the right without liability to cause removal of any sign deemed to be in deterioration or damaged.
- ❑ Temporary signs shall remain in place no more than twelve (12) months. Removal shall occur after 95% occupancy or lease-out or within 6 months of occupancy approval, whichever is sooner. This period may be extended upon written approval the City of Oxnard.
- ❑ No temporary sign shall pose a hazard to the safe movement of traffic and shall not block the visibility of permanent signs on adjacent lots.

5.9.4 Sign Maintenance

- ❑ All signs within RiverPark shall be maintained in an as-new and fully-functional condition. Signs shall meet all relevant standards of the City of Oxnard and of this Specific Plan at all times. Project management shall make periodic inspections of all signs on site. Any deficiencies shall be immediately corrected by the person(s) or business(es) responsible for the maintenance of said sign or signs.

5.9.5 Signage Review and Approval

- ❑ A signage plan must be prepared in accordance with these standards, or the Signage Master Plan when completed, and submitted to the City for review by the City and Master Developer as part of the complete submission package.
- ❑ Subsequent permanent and/or temporary signage must also be submitted to the City for review and approval by the City and Master Developer.

5.9.6 Conformance

- ❑ No person shall erect, construct, enlarge, alter, move, improve, remove, convert or equip any sign or sign structure, or cause or permit the

same to be done contrary to or in violation of the provisions of the Signage Master Plan.

Conformance will be strictly enforced. All non-conforming or unapproved signs must be brought into conformance at the expense of the persons responsible for the installation of the sign or sign structure.

5.10 EXTERIOR LIGHTING STANDARDS

5.10.1 Introduction

The Master Plan objectives for exterior lighting are:

- ❑ To contribute to the safe and efficient use of all public and private areas in RiverPark.
- ❑ To increase the perception and reality of personal and property security.
- ❑ To complement and reinforce the architectural and landscape character of all public and private spaces.
- ❑ To contribute to the ease of wayfinding through the development.
- ❑ To meet all applicable public and environmental standards including energy conservation.
- ❑ To provide a consistent quality of lighting throughout the RiverPark development.
- ❑ To avoid adverse impacts such as excessive glare and light spill.
- ❑ To reinforce the identity of each component of RiverPark, including private and public space improvements.

5.10.2 Application

All exterior lighting shall be in conformance with an Exterior Lighting Master Plan to be prepared by the Master Developer. All exterior lighting placed within or visible from private and public open spaces will conform to this Master Lighting Plan. Until this plan is prepared, the following regulations will govern exterior lighting in RiverPark. The Master Lighting Plan will supercede the requirements of this section.

5.10.3 Exterior Lighting Standards

5.10.3.1 Lighting Design Quality

- ❑ Architectural lighting should articulate and animate the particular building design, as well as provide the required functional lighting for safety and clarity of pedestrian movement.
- ❑ Illuminate the entrances of buildings and parking areas to promote convenient, safe and easy identification.
- ❑ Exterior lighting within private development should compliment and not conflict with public lighting.
- ❑ Exterior lighting shall compliment and be consistent with the site and building design. The lighting design shall become an integral part of the overall site and architectural concept. Fixtures, light standards and all exposed accessories should be harmonious with the building design and the visual environment. Obtrusive lighting elements which detract from the appearance of their setting shall be avoided.
- ❑ Where fixtures, shades or other elements are exposed, they should contribute to the overall design of the building.
- ❑ Exterior building illumination shall be focused at the pedestrian level—storefronts, building entries and comparable locations.
- ❑ Special accent lighting may illuminate unique architectural details where appropriate, but such lighting effects which illuminate entire buildings, or large portions of buildings will not be permitted where such buildings are prominently visible from adjacent public streets.
- ❑ Landscape lighting, including tree uplights, small bare-bulb incandescent lights, “twinkle” lights and other similar lighting effects may supplement the indirect nature of the rest of the Specific Plan Area’s night lighting.

5.10.3.2 Lighting Spillover

- ❑ Excepting bollard lighting less than 42” high, all lighting potentially visible from public areas shall be indirect or shall incorporate a fixture using a baffle or shield. This requirement applies to all lighting, whether originating from public

or private portions of the Specific Plan Area.

- ❑ Service area lighting shall be contained within the service yard boundaries and enclosure walls. Minimal light spillover should occur outside the services area. The light source shall be screened from the street.
- ❑ Building illumination and architectural lighting shall be indirect, with no light source visible. Indirect wall lighting for “wall washing” overhead down lights or interior illumination which spill outside is encouraged.

5.10.3.3 Lighting Type

- ❑ All night lighting shall have a warm, appearance; Illuminated areas shall be localized as much as possible. Light fixtures that broadcast light over large areas, or which are a source of glare, are not permitted.
- ❑ Multi-colored lights may only be used sparingly.

5.10.3.4 Lighting at Parking Lots and Fields

- ❑ Parking areas, access drives and internal vehicular circulation areas in commercial areas shall have pole-mounted lighting fixtures. These shall be a zero cut-off type of fixture, mounted 20’-0” atop a square or round metal pole. Each fixture and pole is to have a durable white or silver finish. The light source shall be high-pressure sodium. The parking lot illumination level shall achieve a uniformity ratio of 6 to 1 (average to minimum) with a maintained minimum of 1 foot-candle maximum of 7.

5.10.3.5 Pedestrian Area Lighting

- ❑ Pedestrian area lighting serves outdoor pedestrian uses such as courtyards and entry ways. Pedestrian area lighting should achieve a uniformity ration of 4 to 1 average to minimum, with an average illumination of 0.60 foot-candles.
- ❑ Private developments shall include exterior lighting of pedestrian walkways. For pedestrian walk lighting, point-to-point lighting is acceptable. The main emphasis in this zone should be to clearly identify the pedestrian walkway and direction of travel. Lighting levels should be set relative to the level of security necessary and the mounting height of the luminaries. The

standards shown below are averages. Higher lighting levels may be necessary to provide for safety, subject to the approval of the City.

- Average conditions: 0.5 foot-candles.
 - Security conditions: 9-15 foot tall fixtures: 2.0 foot-candles.
- Security conditions: 15-30 foot tall fixtures: 4.0.

5.10.3.6 Storefront Lighting

- All storefront lighting should be baffled to prevent glare from along the sidewalk or street. Where fixtures, shades, or other elements are exposed, they should contribute to the overall design of the storefront.

5.10.3.7 Lighting in Residential Alleys

- Lighting shall be provided in all residential alleys to contribute to security and safety. Lighting could be provided by a minimum of one wall-mounted fixture per garage, or by small-scale pole-mounted luminaires.

5.10.3.8 Other Standards

- Consider energy conservation in nighttime lighting plans. Plans for the design and operation of lighting and illumination should be developed consistent with the latest technical and operational energy conservation concepts.
- All exterior lighting shall be maintained on a regular basis to an “as-new” standard to assure that all lighting fixtures, bulbs and elements are in good working order.
- Lighting shall meet all applicable public and environmental standards. Where Specific Plan and City requirements conflict, Specific Plan requirements shall take precedence. necessary and the mounting height of the luminaries. The standards shown below are averages. Higher lighting levels may be necessary to provide for safety, subject to the approval of the City.
- Average conditions: 0.5 foot-candles.

- Security conditions: 9-15 foot tall fixtures: 2.0 foot-candles.

- Security conditions: 15-30 foot tall fixtures: 4.0.

5.10.3.6 Storefront Lighting

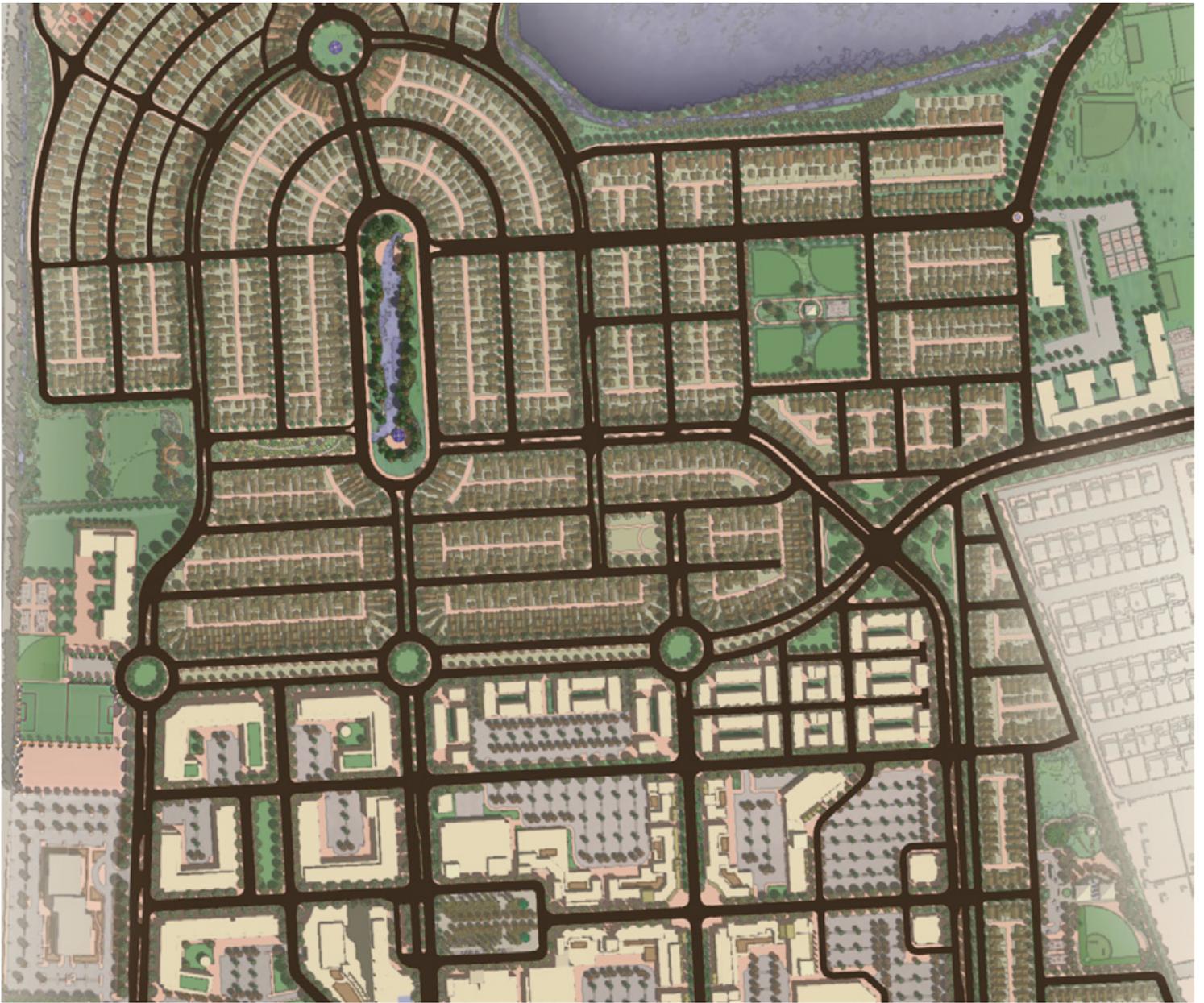
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- All exterior lighting shall be maintained on a regular basis to an “as-new” standard to assure that all lighting fixtures, bulbs and elements are in good working order.
- Lighting shall meet all applicable public and environmental standards. Where Specific Plan and City requirements conflict, Specific Plan requirements shall take precedence.



INFRASTRUCTURE RIVERPARK SPECIFIC PLAN *section* master plan

6



6.1 INTRODUCTION
6.2 CIRCULATION MASTER PLAN
6.3 GRADING MASTER PLAN
6.4 DRAINAGE MASTER PLAN
6.5 WATER MASTER PLAN
6.6 SEWER MASTER PLAN
6.7 ELECTRICAL MASTER PLAN
6.8 GAS MASTER PLAN
6.9 WATER QUALITY MASTER PLAN
6.10 RECLAMATION MASTER PLAN
6.11 REVEGETATION MASTER PLAN

6.1 INTRODUCTION

This section contains ten component Master Plans addressing the circulation and engineering components of RiverPark.

- ❑ Circulation Master Plan
- ❑ Grading Master Plan
- ❑ Drainage Master Plan
- ❑ Water Master Plan
- ❑ Sewer Master Plan
- ❑ Gas Master Plan
- ❑ Electrical Master Plan
- ❑ Water Quality Master Plan
- ❑ Reclamation Master Plan
- ❑ Revegetation Master Plan

Together they comprise the RiverPark Infrastructure Master Plan. These circulation and civil engineering Master Plans establish the general intention and layouts of the infrastructure systems required to support land development and community life in RiverPark.

The Master Plans do not necessarily represent the ultimate design configuration for construction since the layouts are subject to change as the detailed engineering designs are prepared, approved, implemented and completed. But they do represent the scope and intent of the circulation and civil design for RiverPark, and, as such, represent the standard to which the ultimate circulation and civil engineering must conform.

6.2 CIRCULATION MASTER PLAN

6.2.1 Objectives

The Circulation Master Plan has three primary and interrelated objectives.

- ❑ To create a safe and efficient circulation system for pedestrians, bicyclists, private automobiles, service and delivery vehicles, and public transportation vehicles throughout RiverPark.
- ❑ To provide circulation links connecting RiverPark with the surrounding community.
- ❑ To provide public rights-of-way that balance the needs of pedestrians, bicyclists and motorists in public spaces, well-defined by trees and buildings. It is these public spaces that are the framework of community.

These objectives will be achieved by:

- ❑ Providing a street layout and street sections intentionally designed to not only provide safe and efficient access, but to reinforce the distinct environmental character and quality of each Planning District.
- ❑ Establishing a circulation system that meets all engineering criteria and public safety standards.
- ❑ Linking this system with the major access points from and across the Ventura Freeway and Vineyard Avenue.
- ❑ Establishing an attractive and safe pedestrian and bicycle network throughout RiverPark that interconnects residences, recreational facilities, civic buildings, and places of employment and shopping.
- ❑ Encouraging the use of public transportation, by providing public transit routes within RiverPark, and connecting to the range of transit services

available in the City and the region.

- Conformity with the Specific Plan's standards for vehicular, bicycle, and pedestrian circulation.

6.2.2 Internal Vehicular Circulation

The circulation network (Exhibit 6.A) is a hierarchy of thoroughfares including primary arterial, secondary arterial, collector and local streets. The use of lanes or alleys to provide automobile, delivery and service access to the rear of units (see Section 4) allows neighborhood streets and individual lots to be relatively narrow. This supports the strong definition of the public space and helps to achieve the intimate scale and character that is intended within many of the residential neighborhoods.

Some neighborhoods have been planned on a radial grid, while others employ an orthogonal grid. This was done to provide a variety of neighborhoods within RiverPark, each with its own distinct character and identity. This creates a variety of public spaces, and provides appropriate transitions between the residential and commercial areas of the project.

The roadway sections portrayed in Exhibit 6.B show the configuration and number of roadway lanes, medians, and sidewalks within the public right-of-way for each primary street in the roadway network. The cross-sections govern the widths of the rights-of-way, parkways, medians, traffic and parking lanes and other roadway elements. These cross-sections may be modified as more detailed engineering design proceeds, and traffic mitigations contained in the project's Environmental Impact Report are implemented. Especially at intersections, lane configurations may be varied from those in this Specific Plan to account for detailed geometric considerations.

Certain key characteristics of the streets should survive any such modification. Those characteristics are:

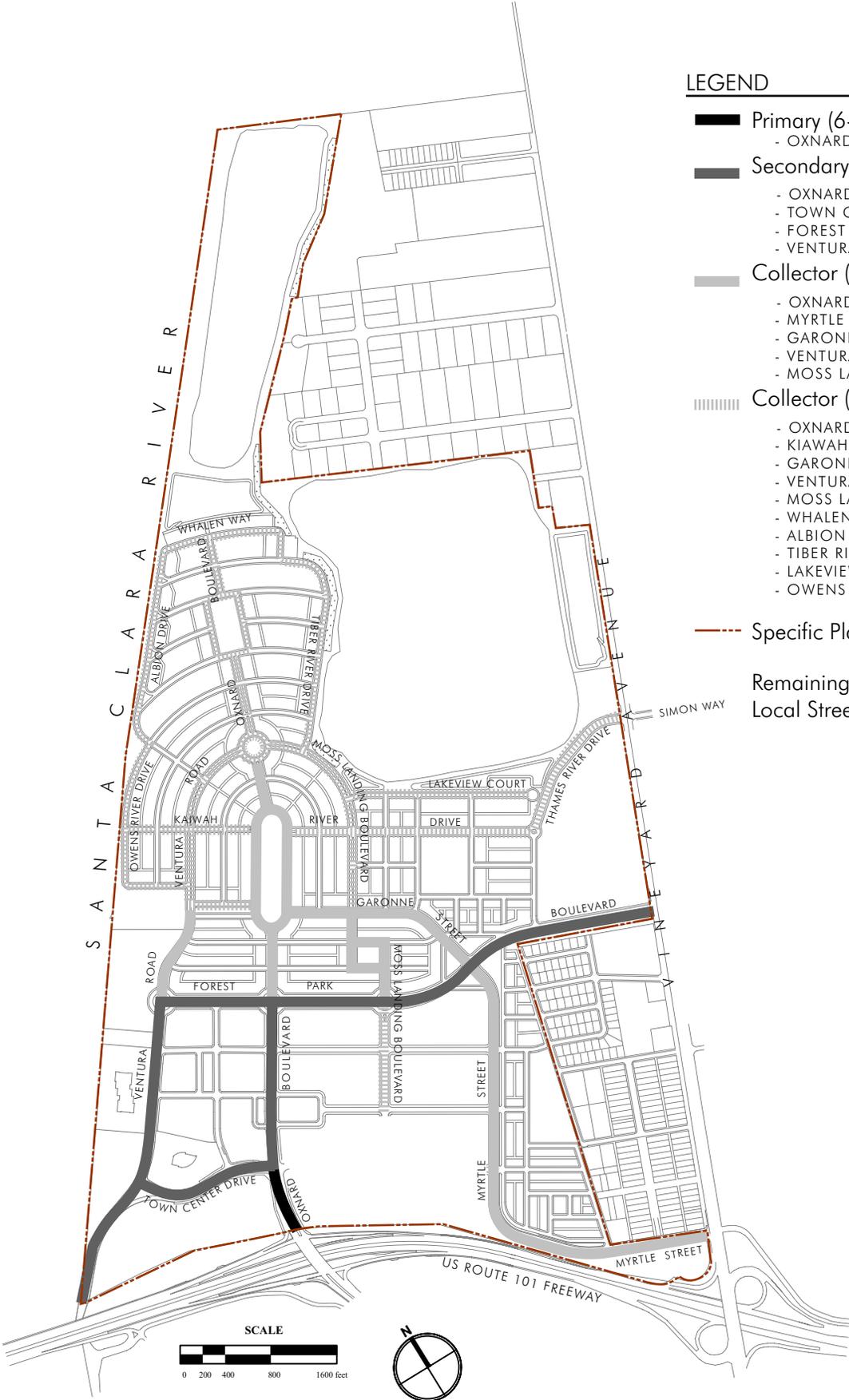
1. All streets should have pleasant sidewalks on both sides, with tree plantings or other devices separating the pedestrian from the adjacent traffic.

2. All streets should have curbside parking. Exceptions to this should be limited to curbs very near an intersection, fire hydrants and other emergency access points, and at transit stops.
3. The number and width of lanes on each street shall not be greater than necessary for the safe flow of traffic.

The roadway alignments shown on Exhibit 6.A are conceptual. For instance, the curvature of Oxnard Boulevard through the Caltrans right-of-way is subject to Caltrans and Federal review and approval. Caltrans comments may also affect the segment of Oxnard Boulevard to the north. Likewise, the project's traffic circle design is subject to refinement. Detailed refinements will also be part of the continuing approval process for individual roadways and intersections. It is anticipated, however, that the roadways which are actually built will be generally consistent with the conceptual plan and that any later modifications will not change the basic layout of the roadways and land-uses within the Specific Plan.

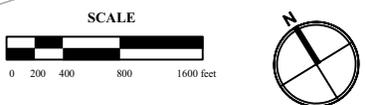
Following is a discussion of special aspects of the Master Plan:

- *Linkage of the Project with Primary Arteries:* The Specific Plan calls for directly linking the new RiverPark street network with the primary regional arteries leading to the project. Ventura Road extends north from the Ventura Freeway until its termination at Oxnard Boulevard, adjacent to the Oxnard Circle. A new artery, Forest Park Boulevard, starts at Ventura Road as it passes an elementary school site and proceeds easterly to connect with Vineyard Avenue. Myrtle Street will extend north from its intersection with Vineyard Avenue to connect to Forest Park Boulevard, providing additional access into the project from Vineyard Avenue and the Ventura Freeway. Oxnard Boulevard also extends north through the center of the community from the planned new interchange with the US Route 101 Freeway.
- *Extension of Town Center Drive:* A current Caltrans plan calls for Town Center Drive to be extended to Oxnard Boulevard. This will connect the heart of RiverPark and the adjacent US Route 101 Freeway interchange with Ventura



LEGEND

- Primary (6-Lane) Arterial**
 - OXNARD BOULEVARD (Portion)
- Secondary (4-Lane) Arterial**
 - OXNARD BOULEVARD (Portion)
 - TOWN CENTER DRIVE
 - FOREST PARK BOULEVARD
 - VENTURA ROAD (Portion)
- Collector (4-Lane)**
 - OXNARD BOULEVARD (Portion)
 - MYRTLE STREET
 - GARONNE STREET (Portion)
 - VENTURA ROAD (Portion)
 - MOSS LANDING BOULEVARD (Portion)
- Collector (2-Lane)**
 - OXNARD BOULEVARD (Portion)
 - KIAWAH RIVER DRIVE
 - GARONNE STREET (Portion)
 - VENTURA ROAD (Portion)
 - MOSS LANDING BOULEVARD (Portion)
 - WHALEN WAY
 - ALBION DRIVE
 - TIBER RIVER WAY
 - LAKEVIEW COURT
 - OWENS RIVER DRIVE
- Specific Plan Area Boundary**
- Remaining streets are Local Streets



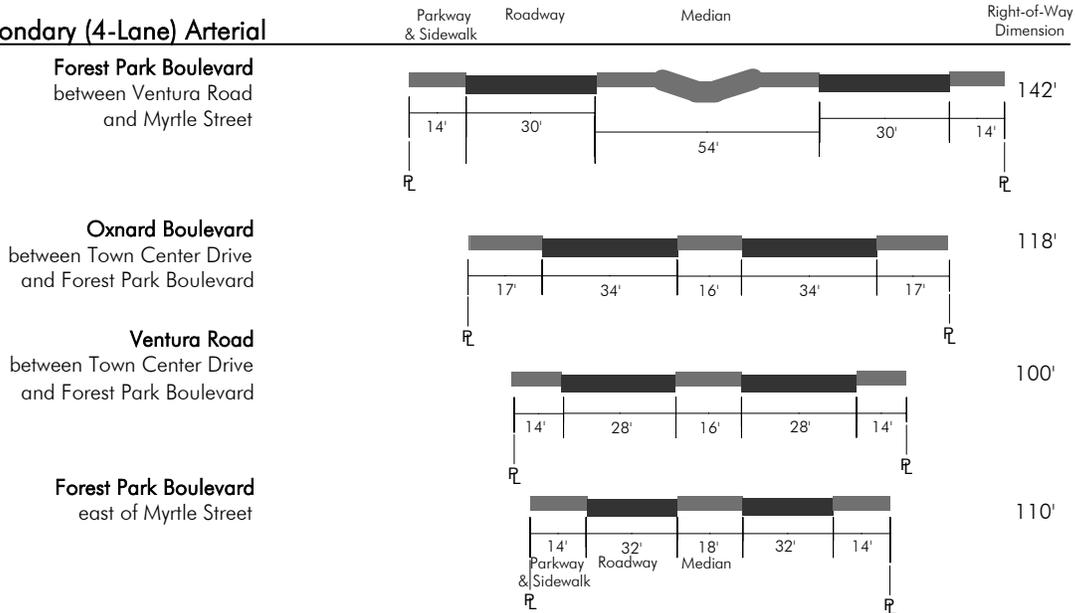
August 27, 2002

ROADWAY DESIGNATIONS

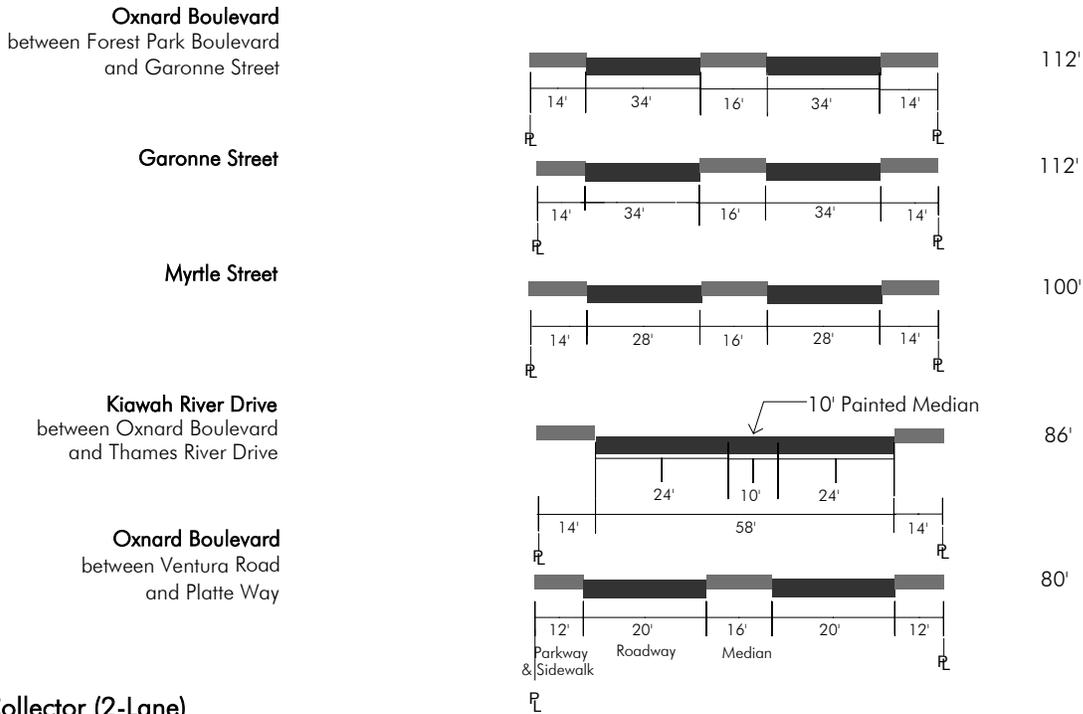
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6.A

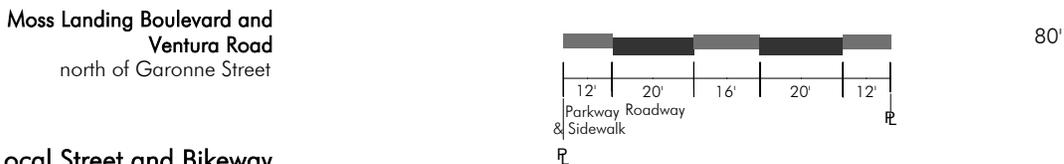
Secondary (4-Lane) Arterial



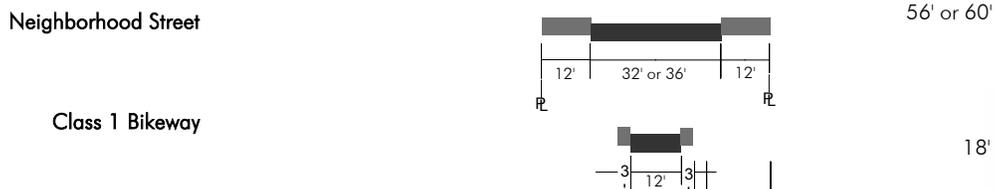
Collector (4-Lane)



Collector (2-Lane)



Local Street and Bikeway



Road, along the western boundary of the Specific Plan project area. This extension will also allow traffic moving north on Ventura Road to access the US Route 101 Freeway northbound and Vineyard Avenue.

- *Secondary Roads:* A system of secondary arterials, collectors and local roads will serve the residential areas, school sites and open spaces. These roads will have lower traffic volumes than the roads serving the commercial districts and will have correspondingly fewer traffic lanes.
- *Gated Streets:* No streets within RiverPark are to be gated.
- *Roundabouts:* Three roundabouts located at the intersections of Forest Park Boulevard with Ventura Road, Oxnard Boulevard and Moss Landing Boulevard are incorporated as a traffic mitigation feature. The double-lane design of these roundabouts is calibrated to assure a safe design for a reasonable speed based on established engineering standards and the traffic study's capacity analysis. Information contained in Transportation Research Circular E-C018, page 426 on double-lane roundabouts recommends an 180 foot diameter conforming traffic circle. A circle of this size, and of standard design, will provide level of service (LOS) "A" operations; a single-lane roundabout would have LOS "F" operations for eastbound traffic during the PM peak hour.
- *Intersection of Thames River Drive and Vineyard Avenue:* The intersection of Thames River Drive and Vineyard Avenue will be controlled by a stop sign controlled for eastbound Thames River Drive. Right and left turns will be allowed from Vineyard Avenue onto Thames River Drive, but only right turns will be allowed from Thames River Drive onto Vineyard Avenue. Access to the school site adjacent to Vineyard Avenue will be provided from Vineyard Avenue at the Simon Way signal, in order to allow for better student drop-off from private autos and school buses.

Thames River Drive north of Kiawah River Drive is a two-lane collector. The parking along the north curb as well as the bicycle lanes in

both directions will be retained within a 58-foot curb-to-curb cross-section. A bikeway is provided around the school site to provide access to the signal at the intersection of Simon Way and Vineyard Avenue. Discussions will need to be held with the School District to determine where, be it within or adjacent to the school site, a bicycle path open to the public can best be constructed.

- *Neighborhood Streets:* The Specific Plan proposes that neighborhood streets be built to a right-of-way of 56 feet with a curb-to-curb distance of 32 feet where the block the street bounds has internal alleys which permit garage access. Where a block does not have alleys, the bounding streets shall have a curb-to-curb distance of 36 feet.
- *Lanes or Alleys:* Lanes or alleys, with a right of way of twenty feet, are allowed at the rear of residential lots to serve as an access point for garages.

6.2.3 Pedestrian Circulation

A primary planning principle behind the establishment of the RiverPark Specific Plan is the development of a pedestrian-oriented community of human scale. To ensure this, pedestrian connections (Exhibit 2.F) have been given the same planning and design priority as the vehicular circulation system, and are provided on both sides of every street. Fundamental to this approach is the development of a compact, cohesive community with easy walking distances between residential, commercial, open spaces, and public facilities, all connected by a coherent interconnected network of pedestrian linkages.

Residential boulevards and roadways will interconnect neighborhood parks and encourage pedestrian access between open spaces such as the Santa Clara River levee recreational corridor, the landscaped dry swales, and the water storage/recharge basin areas. These public open space amenities will be developed with walking, jogging, and bicycle trails to further encourage their access from within the community.

6.2.4 Bikeways

Bicycle travel is an integral part of the Circulation Master Plan. Bike lanes have been incorporated into the RiverPark Specific Plan on arterial and collector roadways, along designated bikeways bordering the water storage/recharge basins, and along dry swales (Exhibit 6.C). On key roadways, a Caltrans standard bicycle lane is integrated into the roadway surface area adjacent to both curbs. Connections to existing and proposed adjacent and surrounding bicycle paths will be provided including linkages to the Santa Clara River Levee corridor bike trails, as a result of proposed County of Ventura landscape improvements.

The roundabouts at the intersections of Forest Park Boulevard with Ventura Road and Oxnard Boulevard will be designed to allow bicyclists the choice of biking in the roundabout or utilizing a short, one-way bike path segment immediately behind the sidewalk, which will be connected to the intersections' crosswalks.

6.2.5 Parking

6.2.5.1 Introduction

RiverPark parking regulations and standards have two primary and interrelated goals: to provide adequate parking facilities for all uses, while also reinforcing the project's mixed-use and pedestrian-focused character. This is accomplished by minimizing vehicle trips, parking demand, and the amount of space devoted to parking. Strictly minimizing the visibility of parking lots from the public ways is also an important goal.

To do so, the parking plan is based on five major strategies:

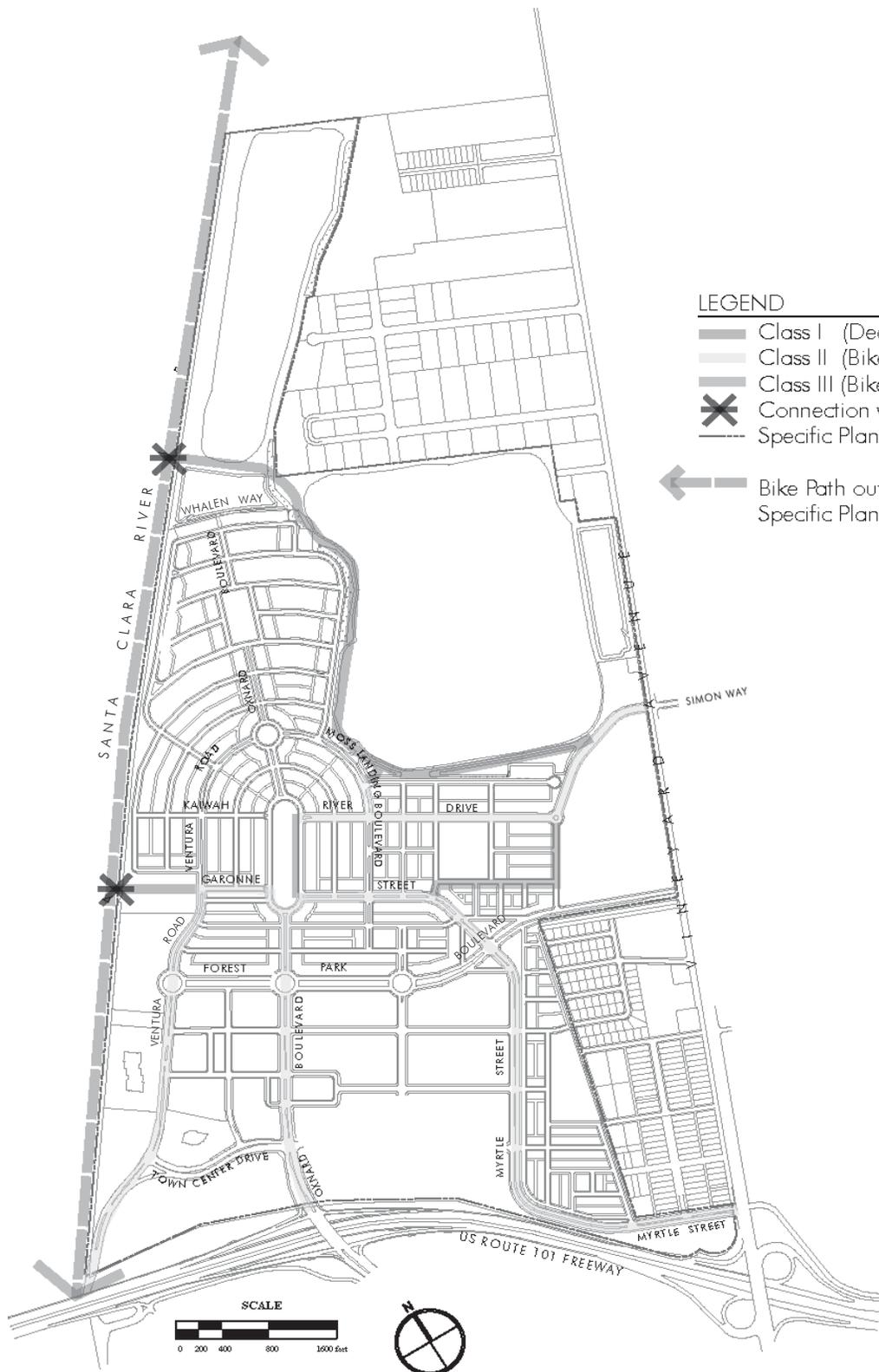
- ❑ **Minimizing the Acreage Paved for Parking:** Providing for the total number of spaces (taking into account shared parking) required by the Specific Plan, but generally at the lower end of the quantity normally considered necessary for commercial viability; and by utilizing parking spaces that are as small as practical.
- ❑ **Trip Reduction:** The reduction of parking space demand due to the substitution of pedestrian

trips for some auto trips due to RiverPark's pedestrian-oriented land use plan.

- ❑ **"Park Once" Strategy:** in which parking spaces, located in landscaped parking fields, are not allocated to a specific business but are shared by multiple businesses. This strategy allows a visitor to park, visit a business and then another without having to move the car. It also reduces the total number of spaces needed, and eliminates a certain number of auto trips. The strong pedestrian orientation of the public spaces makes this strategy credible.
- ❑ **Shared Parking:** Shared parking is based on the concept of allowing several uses to share a parking lot, especially when the peak parking demands of those uses are different times of the day or week. For example, offices, which have high weekday demand, will share parking with retail uses which have higher weekend and evening demands. Or, a given space in a parking field could be used by a customer of a dry cleaning shop in the afternoon and an attendee at a convention center event in the evening. If the space is well-managed, the impact of shared parking is to reduce the absolute number of spaces needed to be built without reducing the ability to park at any time of day. This shared parking approach has been designed into the Specific Plan by making parking areas convenient to more than one land use.

Shared parking provides a number of economic, environmental and quality-of-life benefits to the City and to the users of RiverPark. And the shared use of the parking is actually made more viable by the reduction of the acreage of the parking fields, because pedestrians need not walk through so many acres of vacant parking lots to move from one use to another.

To make such parking work, however, requires that the rules governing parking be monitored, enforced, and sometimes revised as circumstances change. These circumstances include the phased growth of the commercial area, the conversion of living to live/work spaces, and the replacement of one type of business with



LEGEND

-  Class I (Dedicated Bike Path)
-  Class II (Bike Lane on Street)
-  Class III (Bike in Mixed Traffic)
-  Connection with Santa Clara River trail
-  Specific Plan Boundary
-  Bike Path outside of Specific Plan Boundary



BIKEWAY CIRCULATION PLAN

6.C

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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 Manger.

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, excluding residential structures.

The plan shall incorporate at minimum the following elements:

- 1) A shared parking plan which assures that the required parking at each location and time of day

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’. 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.

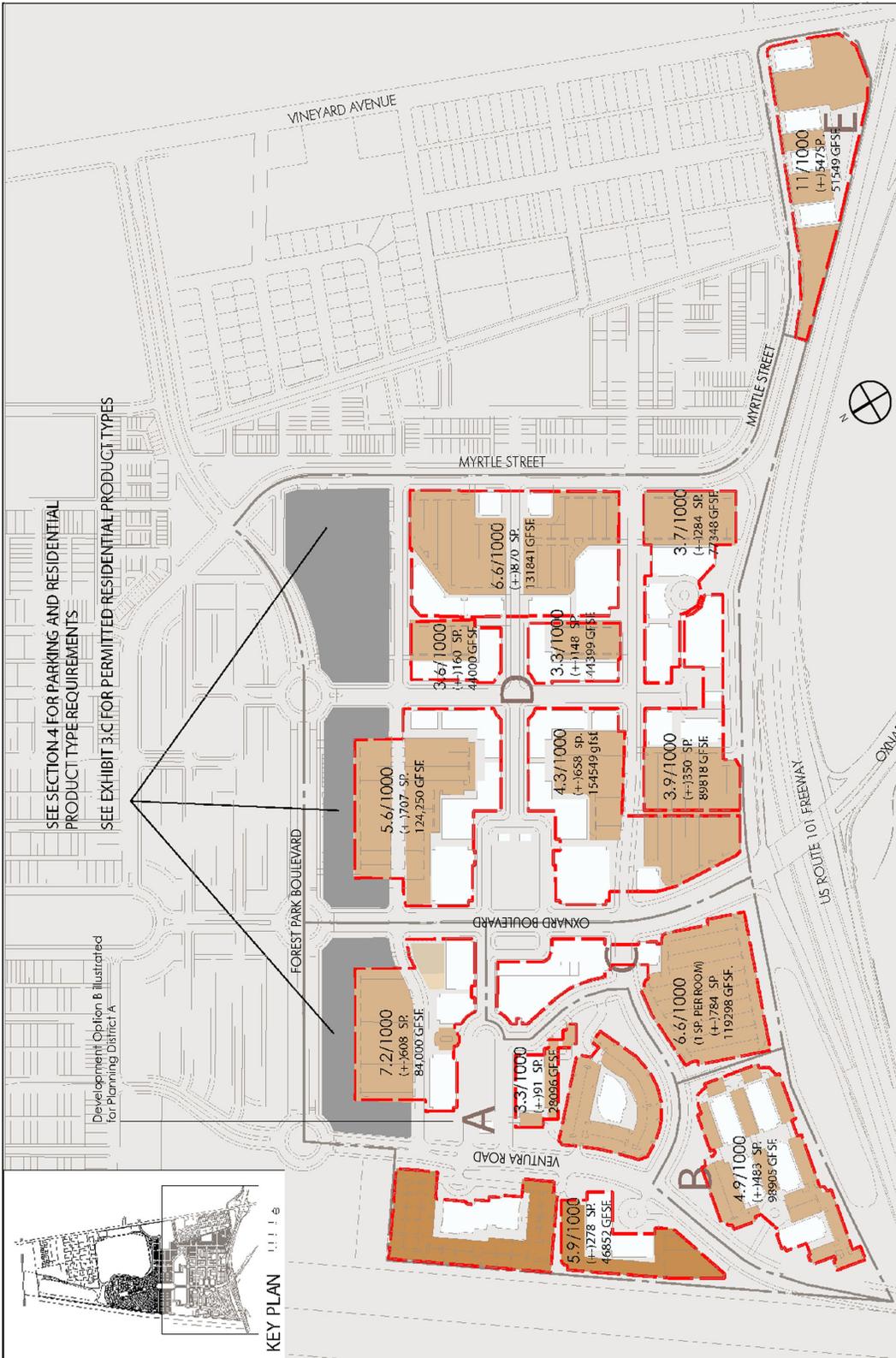
The term “public transportation” is used here as a general term. It refers to the standard services provided by Oxnard’s public bus operator as well as other bus services, local shuttles, taxis, “dial-a-bus,” airport shuttles and other services which operate in the area now and in the future.

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.

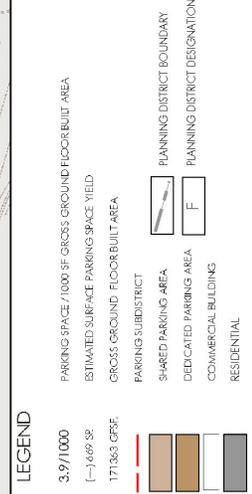
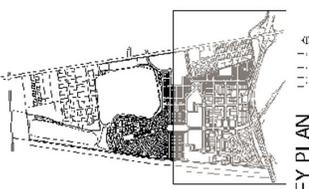
The following standards will be utilized in providing a public transit service for RiverPark:



SEE SECTION 4 FOR PARKING AND RESIDENTIAL PRODUCT TYPE REQUIREMENTS

SEE EXHIBIT 3.C FOR PERMITTED RESIDENTIAL PRODUCT TYPES

Development Option B illustrated for Planning District A



The red lines in the diagram indicate the boundaries of each parking sub-district. Within each sub-district, the parking area, parking ratio, number of parking spaces and gross ground floor built area is shown. The diagram shows that most areas would meet or exceed City of Oxnard standards. Each commercial development proposal submitted to the City for approval shall provide a parking analysis similar to the one illustrated in this Exhibit to demonstrate that it meets or exceeds the City's parking standards.

- Proximity: Shared parking shall be within a five-minute walk of the uses it serves. A number of smaller shared parking sub-districts shall be distributed throughout the commercial area rather than one or more large pooled parking areas.
- Seamlessness: The number of major street crossings between the parking and the uses it serves shall be minimized, in order to maximize the quality and safety of the walk from parking area to business. The parking sub-districts shall be planned to allow exclusively pedestrian areas should this be the design intent of the development.
- Complementary use: Parking shall be shared between the office and retail uses which require greater daytime parking and certain retail and entertainment uses which have their peak demand at night and weekends.

- Planning District D shall use the shared parking approach to commercial parking.
- Shared parking uses pooled parking sub-districts shared by two or more businesses, as distinguished from dedicated parking which provides individual parking lots for each business. The primary design criteria for the parking sub-districts are:
 - Sufficiency: The number of parking spaces in each sub-district shall meet City of Oxnard parking requirements. The number of pooled parking spaces in each sub-district shall be based on a realistic assessment of how much parking is required, taking into account the peaks and valleys of demand over each 24-hour day.



ILLUSTRATIVE PARKING PLAN

6.D

August 27, 2002

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- The Master Developer will work closely with the transit service provider(s) at each stage of project development to assure that public transportation is provided in tandem with the opening of each phase of project development. The specific design of public transportation will be determined as the various phases of roadway development are constructed, and as the specific type and density of land uses are determined over the development period.
- The Master Developer will work closely with the transit service provider(s) to assure that the type, routes and location of transit stops, information, signage and related facilities will meet the needs of the people who live, work and/or shop in RiverPark.
- The design quality of stops, signage, shelters and associated facilities will be to the same standard as all other elements of the development. RiverPark may adopt a unique project-specific shelter and/or signage system design that reflects the RiverPark identity but all mandated and recognized transit system design standards must be maintained.

6.2.7 Sub-Regional and Regional Access

The RiverPark internal roadway system is designed to provide efficient and safe connections to the existing sub-regional and regional road system. Fundamental to the RiverPark Specific Plan concept is the development of an appropriate connection between Ventura Road, Vineyard Avenue, Oxnard Boulevard, Ventura Freeway (US Route 101) access to the site and RiverPark's internal road system.

The planned extension of Ventura Road through the community via Forest Park Boulevard to Vineyard Avenue establishes two key points of access into the community. Forest Park Boulevard also serves as a physical transition between the predominantly commercial and predominantly residential precincts of the site.

A new Oxnard Boulevard crossing over the US Route 101 Freeway is planned, bringing this major thoroughfare into the RiverPark site. As the primary vehicular entry into RiverPark, Oxnard Boulevard proceeds through the commercial areas of Planning

Districts C and D, crosses Forest Park Boulevard and proceeds to the northern end of Planning District H.

The internal pedestrian trailway system also connects with the regional trail system along the Santa Clara River.

6.3 GRADING MASTER PLAN

6.3.1 Existing Conditions

The existing topography in the southerly portion of the site, RiverPark "A" (Exhibit 1.C), is generally flat where the existing land use is agricultural. The southern area also includes some existing commercial development (Oxnard Town Center) and a 14-acre parcel containing the County of Ventura maintenance facility. There are also two existing water infiltration basins, the 10-acre El Rio Drain Basin No. 1 and the 65-acre El Rio Drainage Basin No. 2.

The northerly portion of the site, RiverPark "B," is currently utilized by three business operations: two ready mix concrete batch plants operated by Associated Ready Mix, an asphalt plant operated by Sully Miller, a recycling plant operated by Hanson Aggregates, and related shop areas and offices. The facilities include four mining pits (Exhibit 6.K), generally as deep as 90 feet, that are currently partially filled with ground water. Operation of the batch plant will be curtailed in order that the planned RiverPark improvements can be developed. However, due to the large amount of infrastructure to be built to support the RiverPark development, certain portions of the plant will remain in operation, as long as practicable, to facilitate construction. Ultimately, as a condition of ceasing operations and vacating the site, the company will conduct a remediation program that will regrade the existing slopes around the existing mining pits to a more stable configuration. The reclaimed mining pits will then serve as an amenity to the RiverPark project and will also function in the overall water quality plan for RiverPark as defined later in this Section.

The topography in this northern area is varied and undulating due to the mining operations of cutting, filling, stockpiling spoils and disposal of tailings.

6.3.2 Proposed Conditions

The proposed grading plan (Exhibit 6.E) makes the most use of the existing site's level topography and limited available fill materials. The entire project area will be divided into two grading zones with the planned Garonne Street establishing the division between the two. Each of these two grading zones are balanced within themselves with fill material extracted from within each zone placed strategically to raise the RiverPark development areas' overall grade as necessary. Street grades in RiverPark "A" and "B" will be held to a minimum with gravity drainage directed to existing outlets through the Santa Clara River levee or the abandoned mining pits. A complete discussion of the Water Quality Master Plan for RiverPark "A" and "B" is presented in Section 6.9. Existing grades will be maintained where the project joins existing improvements such as the Oxnard Town Center, Oxnard Boulevard connection and Vineyard Avenue frontage. Interior grades will be designed to minimize earthwork and fill for both RiverPark "A" and "B," thus alleviating the need for imported fill materials.

6.4 DRAINAGE MASTER PLAN

6.4.1 Existing Conditions

Most of the Specific Plan site is in agricultural use or is comprised of a former sand and gravel mining operations. However, there are some areas of industrial and residential development and some areas of undeveloped land.

The lay of the land for the RiverPark site roughly follows the Santa Clara River to the southwest at a slope of generally less than 0.5 percent. The drainage areas surrounding and including RiverPark have been broken into four major areas: Drainage Area #1 – RiverPark "A"; Drainage Area #2a and #2b – RiverPark "B"; Drainage Area #3a and #3b – Industrial Area; and Drainage Area #4 – Agriculture Area (Exhibit 6.L). Additionally, there is a fifth off-site drainage area located to the north that is discussed below: "Northern Off-Site Drainage Area." A description of the existing conditions of each of these drainage areas follows here:

DRAINAGE AREA #1

Drainage Area #1 is the area referred to as RiverPark "A" in this Specific Plan. Currently, there exists a large 10-foot wide by 8-foot high reinforced concrete box constructed in conjunction with the Town Center development. This facility is commonly referred to as the "Stroube Drain" and currently discharges through the levee to the Santa Clara River near the Ventura Freeway crossing. The County Drainage Master Plan incorporates an extension of this drain to Stroube Avenue east of Vineyard Avenue to alleviate the flooding problems that now occur in the El Rio area east of Vineyard Avenue. The RiverPark development intends on constructing this drain to the northern Vineyard Avenue right-of-way in the future Ventura Road and to the Forest Park Boulevard right-of-way. The planned Stroube Drain is intended to serve Drainage Areas #1, #2b (Eastern RiverPark "B") and #4.

DRAINAGE AREA # 2a & 2b

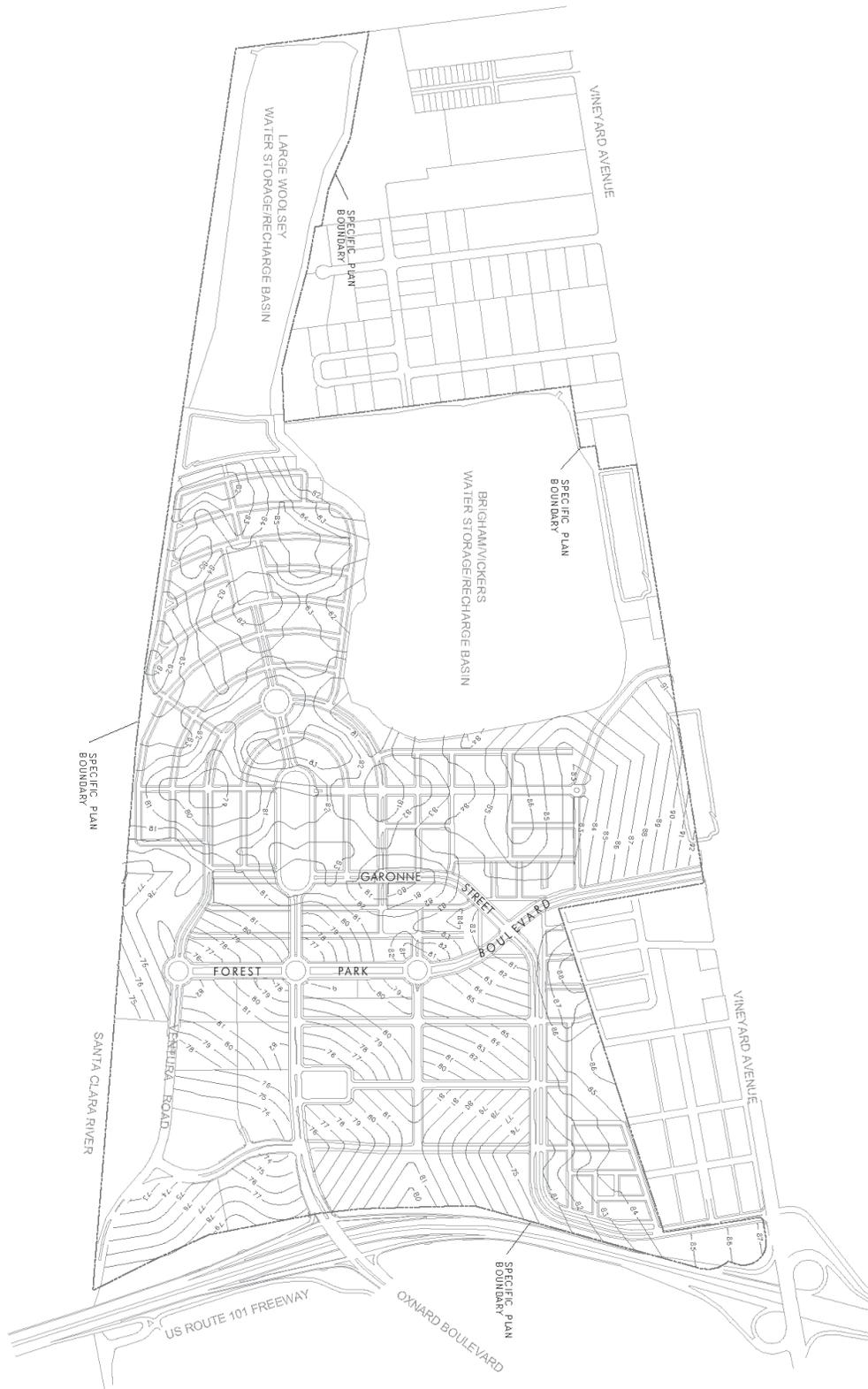
The area referred to as RiverPark "B" comprises Drainage Areas #2a and 2b. Currently, these drainage areas are the operating portion of the Hanson Aggregates Company's facilities, complete with a concrete batch plant and concrete recycling facility. A minor amount of the storm flows from this area trend to the east towards an earth ditch where they are combined with discharges from El Rio Drainage Basin No. 2. These flows then discharge through the levee to the Santa Clara River through a 48-inch storm drain pipe. The majority of the flows from these areas flow towards and into the existing Brigham-Vickers mining pits.

DRAINAGE AREA # 3a & 3b

The agricultural and industrial watershed comprises the Beedy Street, Lambert Street, Montgomery Street and Carnegie Street areas. These areas currently discharge runoff directly to the existing mining pits.

DRAINAGE AREA # 4

There is a large off-site agricultural drainage area to the northeast that is tributary to the project. The County has constructed an extensive drainage system that includes two infiltration basins to intercept this off-site runoff prior to discharge into the Santa



LEGEND
 PROPOSED CONTOUR




 RIVERPARK
 exhibit

GRADING MASTER PLAN

August 27, 2002

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

6.E

Clara River. The first such facility, El Rio Drainage Basin No. 1, is an approximate 10-acre detention basin located west of Vineyard Avenue, north of Simon Way. The second, located north of the existing El Rio neighborhood on the west side of Vineyard Avenue, is an approximate 65-acre depression called El Rio Drainage Basin No. 2. The drainage area below Central Avenue consists primarily of the Jones strawberry fields and drains to a 78-inch reinforced concrete pipe (RCP) in the vicinity of Lemar Avenue and Vineyard Avenue, which is discharged into the El Rio Drainage Basin No. 1. There is an 84-inch RCP outlet from this basin that drains to the southwest into El Rio Drainage Basin No. 2 where the majority of high flow events are stored. These combined basins have 100-year storm storage capacities. Flows into these basins percolate into the aquifer and/or evaporate into the atmosphere. Any excess runoff from El Rio Drainage Basin No. 2 makes its way along an earth ditch at the western end of El Rio Drainage Basin No. 2 that discharges through the levee to the Santa Clara River through a 48-inch storm drain pipe.

NORTHERN OFF-SITE DRAINAGE AREA

In the drainage area upstream of RiverPark, the County has constructed a storm drain in Central Avenue which picks up the off-site drainage north of this artery and discharges it through a trapezoidal channel to the Santa Clara River. All drainage within and northeasterly of this system currently discharges into the Santa Clara River without entering the RiverPark drainage area.

6.4.2 Proposed Conditions

The RiverPark project site lies within Rainfall Zone K and is composed of soil group Numbers 3, 5 and 7 based on the Oxnard Hydrologic Map and Saticoy Hydrologic Map. As a basis of design parameters, the RiverPark project will be designed to meet or exceed Ventura County and City of Oxnard Flood Control Standards where applicable. The Drainage concept for RiverPark (Exhibit 6.F with typical sections illustrated by Exhibit 6.M and Exhibit 6.N) is as follows:

DRAINAGE AREA #1

This drainage area will be drained into the proposed extension of the Stroube Drain that currently discharges to the Santa Clara River. The Stroube Drain facility will be extended across RiverPark “A” toward Vineyard Avenue as originally planned in the County’s Drainage Master Plan, albeit in a slightly different alignment. The extended Stroube Drain will serve as the mainline storm drain for RiverPark “A” discharging through the existing outlet to the Santa Clara River. The Stroube Drain system will be designed to allow for the flows from the hydrologically-tributary area of the El Rio neighborhood east of Vineyard. This is consistent with the County’s desires as stated in the County’s Drainage Master Plan. Water quality treatment features such as dry swales, pervious pavement in selected parking fields, centrifugal separators, catch basin inserts, and/or other structural Best Management Practices (BMP’s) will be employed to comply with NPDES storm water discharge requirements. A further discussion of the Water Quality Master Plan can be seen later in this Section.

DRAINAGE AREAS #2a & #2b

For the northern portions of Drainage Area #2a and all of Drainage Area #2b, the storm water flows will enter the North and South Detention Basins where sediments and associated pollutants will settle out (Drainage Area #2b also has a pretreatment dry swale serving it). A small diameter pipe outlet will be installed to discharge these detained flows to the conveyance systems that connect to the Stroube Drain system. For storm flows larger than a 10-year event, the North and South Detention Basins will have secondary and emergency overflow outlet weirs. These outlet weirs will be placed at appropriate elevations within these water detention basins to control flows in excess of the 10-year event and route them directly into the adjacent Brigham-Vickers or Large Woolsey Water Storage/Recharge Basins. For the southern portion of Drainage Area #2a, the flows will be collected in on-site storm drain systems and diverted to the dry swale located along the eastern side of the Santa Clara River levee. Treatment of flows will occur within the dry swale via soil and vegetative filtration. Once the treated storm water flows reach the southern end of the

dry swale system, the flows will be diverted into a pipeline and conveyed to the existing 48-inch storm drain that currently discharges into the Santa Clara River located at the RiverPark “A”/”B” interface. The overall drainage concept for large flow events in the project (i.e., greater than the 10-year storm event) is to drain Drainage Area #2b into the adjacent Brigham-Vickers Water Storage/Recharge Basin, and to drain large flows from Drainage Area #2a into the Santa Clara River.

DRAINAGE AREAS #3a and #3b

The industrial areas tributary to and northeast of RiverPark “B” consist of two distinct areas, namely Drainage Area #3a (Beedy Street, agriculture/JJC) and Drainage Area #3b (Montgomery Avenue/Lambert Street). The storm water from these two areas will be picked up in a dry swale system and conveyed to the North Detention Basin located north of RiverPark “B.” Within this North Detention Basin storm water flows up to and including the 10-year event will settle out sediments and associated pollutants. Similar to the aforementioned South Detention Basin, the North Detention Basin will have a secondary and emergency overflow outlet weir. These outlet weirs shall be placed at appropriate elevations within the North Detention Basin to direct flows in excess of the 10-year event directly into the adjacent Large Woolsey Water Storage/Recharge Basin.

DRAINAGE AREA #4

For Drainage Area #4 the storm water flows will follow historical routes to the north side of El Rio. At the ditch that currently collects these flows a new dry swale will be constructed offering the same water cleansing and polishing described in the previous drainage areas. The treated flows will then flow through the existing 78-inch pipe and into the modified “El Rio Drainage Basin No. 1,” now called the East Detention Basin. Modifications to the El Rio Drainage Basin No. 1 includes deepening the basin to allow for the storage of up to a 10-year event. Similar to the North and South Detention Basins, settling of treated storm flows will occur with a small diameter pipe draining the basin after the required detention time is achieved. This small diameter pipe will be connected to the local storm drain system in RiverPark “A” that eventually connects to the new

Stroube Drain system. For storm flows larger than a 10-year event, the East Detention Basin will have a secondary and emergency overflow outlet weir. This outlet weir will be placed at an appropriate elevation within the basin to direct flows in excess of the 10-year event directly into the adjacent Brigham-Vickers Water Storage/Recharge Basin.

The combined storage volume of the Large Woolsey and Brigham-Vickers Water Storage/Recharge Basins is slightly larger than the volume associated with an entire 100-year storm event (inclusive of all on and off-site tributary drainage areas). This available storage volume estimate is based upon an antecedent condition of historic high groundwater levels (approximate elevation 78 feet MSL) in the Water Storage/Recharge Basins.

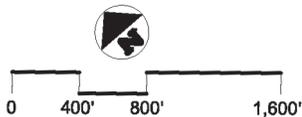
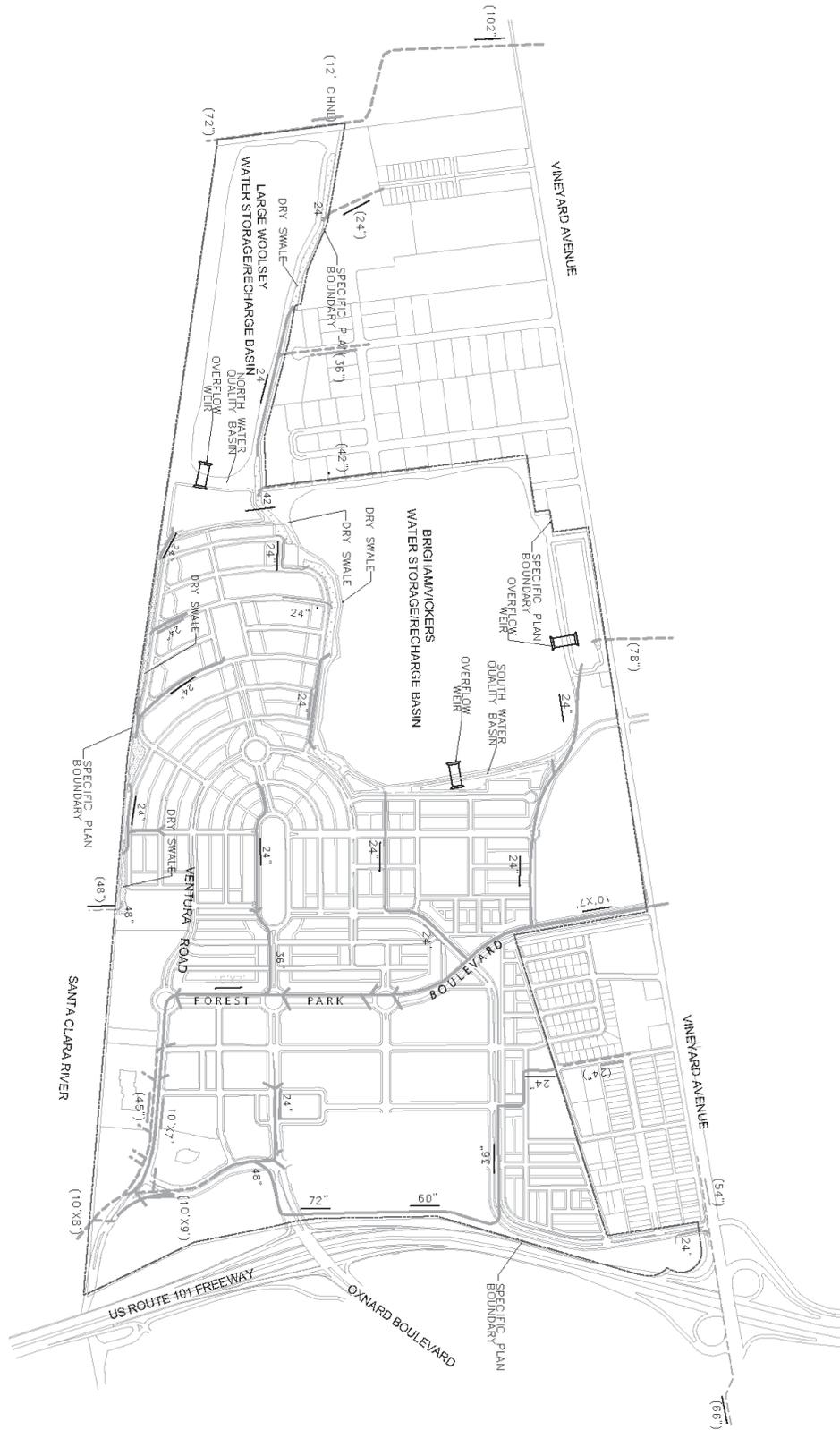
In the Master Plan of Drainage prepared by PRC Toups Corp. in 1979, several problem areas were identified in the vicinity of RiverPark—particularly along the US Route 101 Freeway frontage and at Stroube Street at Vineyard Avenue. Considering that only a portion of the storm drain facilities recommended by the Master Plan have been constructed, it is unlikely that these flooding problems have been alleviated. It is the intent of the RiverPark project to address and correct these issues by virtue of the construction of the Stroube Drain extension system.

Currently, the City of Oxnard has engaged Hawks Engineers of Ventura to prepare a revised Drainage Master Plan for the entire City. As this study is currently in progress, conclusions or recommendations that may be applicable to RiverPark are not included in this discussion.

6.5 WATER MASTER PLAN

6.5.1 Existing Conditions

Water supply to the site is supplied by the City of Oxnard Calleguas Municipal Water District (CMWD) and the United Water Conservation District (UWCD). The City mixes the water from these two sources and distributes it through the City’s own distribution system. The main supply for UWCD are wells that pump ground water in the area which are then fed by multiple recharge basins. These recharge basins are in turn fed by diversions from the Santa



DRAINAGE MASTER PLAN

6.F

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Clara River. The Calleguas water supply is the result of a State of California water project and is blended with UWCD water at varying quantities during the year depending on the availability and price of the State Project water.

The 1985 Specific Plan/EIR for the Oxnard Town Center stated that there was adequate water supply at that time for the anticipated fire flow requirements for the Town Center project. The Specific Plan/EIR also stated that the water pressure is low at the Town Center site and that the City had plans for a new pressure zone to serve the El Rio area. As a result of the portions of the Town Center project that have been built, and due to the low elevation of the proposed RiverPark project, interest in a new pressure zone has waned. Additionally, the Specific Plan/EIR recommended the use of reclaimed water as a mitigation measure for the Town Center project. However, consultation with the City of Oxnard revealed that this is not a viable option since there are no reclamation facilities or conveyance/pumping facilities in place and the reclaimed water would have to be conveyed over six miles from the Oxnard Wastewater Treatment Plant (WWTP) to the Town Center/RiverPark location. Consequently, there are planned reclaimed water facilities associated with the RiverPark project. The City indirectly makes use of reclaimed water intercepted by UWCD facilities from the Santa Clara River. Treated wastewater discharges originate from Santa Paula, Filmore, Piru and the Santa Clarita Valley. Based upon discussions with City personnel, reclaimed water facilities are being considered by the City for use as a seawater intrusion barrier via injection wells, but nothing has been constructed to date.

6.5.2 Proposed Conditions

The water system for RiverPark is divided into 13 different land use designations. A pipeline schematic of the proposed water system is shown in this section.

6.5.2.1 Water Demands

The water demand factors used to establish RiverPark's water demand were determined from historical water use averages in the City from 1992 to 1999. Kennedy/Jenks, who is currently conducting a water master plan study for the entire City, provided the

demand factors used in this study.

Calculation for this study excluded demands generated by existing land uses from the total demand of the proposed development, as these areas are currently served by existing system pipelines.

The average-day demand for the development was estimated to be 1,002 gallons per minute (gpm). Peaking factors for maximum-day demand and peak-hour demand were assumed to be 2.0 and 4.0 (times the average-day demand), respectively. Maximum-day and peak-hour demands were estimated to be 2,005 gpm and 4,009 gpm, respectively.

6.5.2.2 Water System Pipeline Design

The RiverPark project will be served by the existing water supply lines close to the project boundaries. The main sources of supply for the proposed RiverPark project include a 14-inch line in Vineyard Avenue, an 18-inch line in Town Center Drive, an 18-inch line in Ventura Road, and a 12-inch line in Myrtle Street.

The proposed water system (Exhibit 6.G) was modeled with the following connection points to the existing system:

- ❑ End of water main in Ventura Road (existing 18-inch water main).
- ❑ Intersection of Town Center Drive and Oxnard Boulevard (existing 12-inch water main).
- ❑ Intersection of Vineyard Avenue and Orange Drive (existing 14-inch water main).
- ❑ Vineyard Avenue 369' feet (±) south of Simon Drive (existing 14-inch water main).
- ❑ Intersection of Myrtle Street and Colonia Road (existing 12-inch water main).

These connection points will provide sufficient looping of transmission mains and multiple supply points to the proposed water system.

The water system pipe sizes were designed based on the following criteria:

- ❑ 45 pounds per square inch (psi) minimum service pressure during maximum-day demands.
- ❑ 40 psi minimum service pressure during peak-hour demands.

- 4,500 gpm at 20 psi fire flow for commercial land use and school land use during maximum-day demands.
- All pipelines were modeled with a C-factor of 120.

Existing system pressures and flow rates at the connection points were modeled based on flow test data provided by Kennedy Jenks. The two flow tests used in this study were taken at the intersection of Orange Drive and Vineyard Avenue, and the intersection of Town Center Drive and Ventura Road. The existing pipelines that convey water from the flow test locations to the project's five points of connection were included in the model. During maximum-day demand and peak-hour demand the pressures ranged from 53 psi to 59 psi and 52 psi to 59 psi, respectively. During the maximum-day demand fire flow run, the lowest available flow in commercial areas was 4,537 gpm at a residual pressure of 49 psi. During the maximum-day fire flow run the single-family residential (SFR) and multi-family residential (MFR) areas exhibited a lowest available flow of 2,513 gpm with 52 psi residual pressure. The minimum fire flow requirements for commercial and SFR/MFR are 4,500 gpm (20 psi residual) and 2,500 gpm (20 psi residual), respectively.

The model results show that 8-inch and 12-inch diameter pipes would be sufficient in providing the RiverPark development with acceptable water service.

6.5.2.3 Existing System Impacts

As stated previously, the City of Oxnard is currently preparing a water master plan. The modeling effort prepared for the RiverPark project has been passed on to the City's Water Master Plan consultant in an effort to ensure consistency between the two modeling systems. As the City's efforts are ongoing at the time of this publication, the conclusions or recommendations, if any, from the City's master planing efforts that may be applicable to the proposed RiverPark project are not included in this discussion.

6.6 SEWER MASTER PLAN

6.6.1 Existing Conditions

There are two primary trunk systems in the northern portion of the City: the Central Trunk System and the Redwood Trunk System. Because of several downstream deficiencies and constructability issues, the Central Trunk System is not a valid point of connection for the RiverPark project. Therefore, the Redwood Trunk is the primary trunk sewer system in the northern portion of the City that will convey wastewater from the RiverPark Specific Plan Area. The downstream capacity issues of the Redwood Trunk system are more readily addressable than those of the Central Trunk System.

6.6.2 Proposed Conditions

A proposed Sewer Master Plan is indicated by Exhibit 6.H. The planned development and operation of the City's sewage collection and treatment system is addressed 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. Trunk and collector lines are identified in the Master Plan to serve uses within seven defined service areas. The existing capacity of the Redwood Trunk System will be augmented by a proposed City upgrade project that is in part paid for by RiverPark sewer connection and capacity fees.

The Master Plan was being prepared concurrently with the planning of the RiverPark Project and the build-out model included the RiverPark Project for planning purposes. The Master Plan identifies the improvements to the Redwood Trunk Sewer needed to accommodate projected flows. The City of Oxnard 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 will be upgraded as necessary to accommodate sewage created by development of the land uses allowed by the RiverPark Specific Plan and the City's 2020 General Plan.

6.7 ELECTRICAL MASTER PLAN

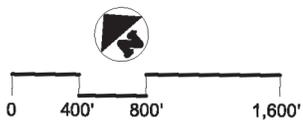


LEGEND

PROPOSED WATER
12"

EXISTING WATER
(12")

P.O.C.

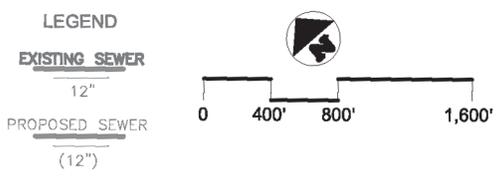
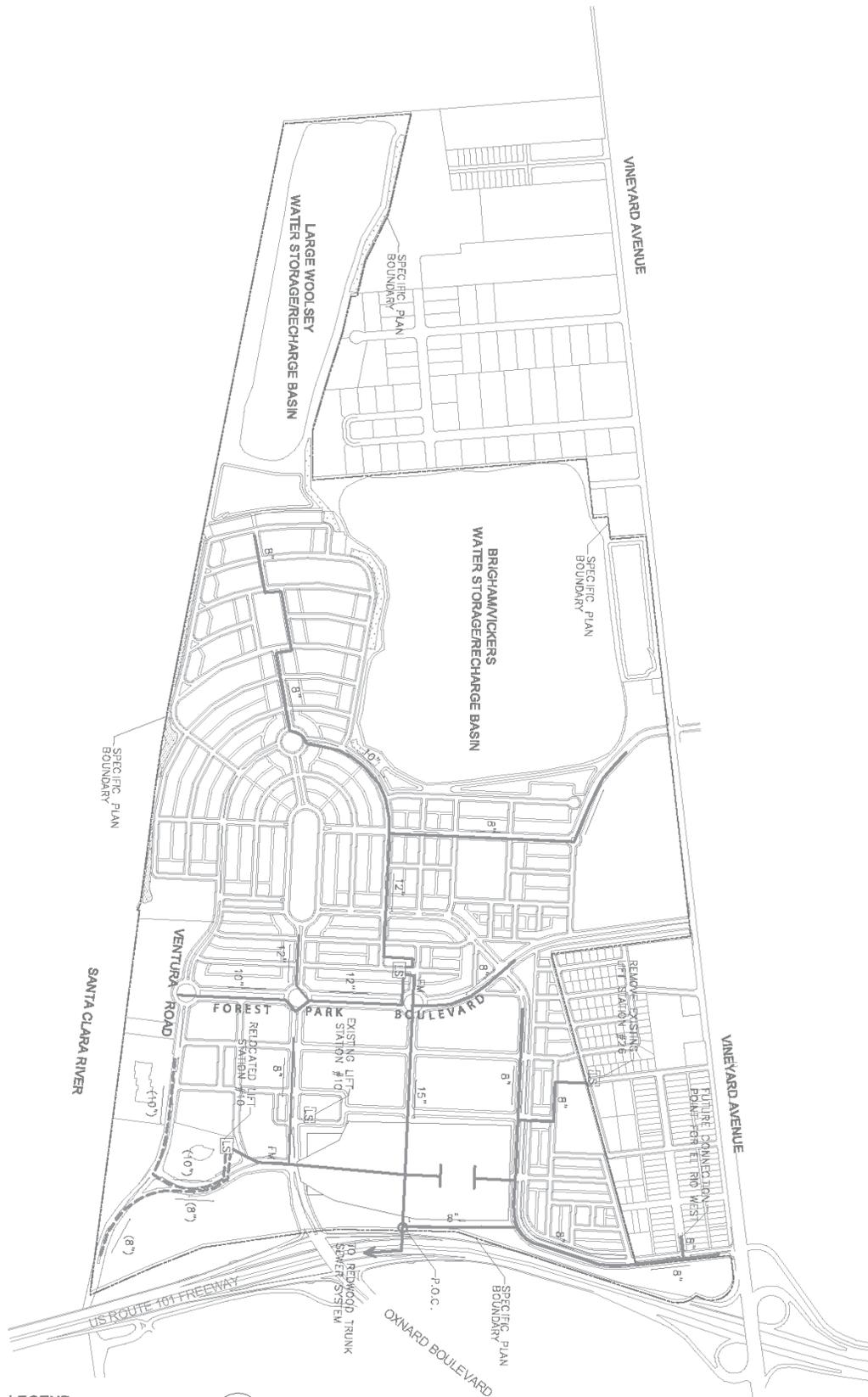


WATER MASTER PLAN

6.G

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SEWER MASTER PLAN 6.H

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6.7.1 Existing Conditions

Within Ventura County, Southern California Edison (SCE) operates two major generating facilities; one located near Mandalay Bay and the other at Ormond Beach. The primary sources of supply for the proposed RiverPark project include the 66kV Santa Clara-Gonzales overhead transmission line which runs down Vineyard Avenue and two 16 kV power lines running north-south just outside the project site boundaries. The above ground 16kV Saticoy power line is parallel to the Ventura Freeway on the west side of the site. The 16kV Buckaroo power line runs above ground along the northeastern border of the site and is parallel to Montgomery Avenue.

6.7.2 Proposed Conditions and Electrical System Design

The RiverPark project will be served by the surrounding Buckaroo and Saticoy 16kV power lines. Each point of connection will be coordinated with Southern California Edison.

The Electrical Master Plan (Exhibit 6.I) provides, from the points of connection, two, interconnected 16kV underground electrical lines which are being routed through the site in a generally north-south path, dividing the site into two service areas. Underground concrete-encased conduits with manholes at key locations will be placed along each street of the complex.

Pad-mounted substations or switchyards shall be strategically located within the site to transform the 16kV-distribution voltage to the utilization voltages, typically 480/277 or 120/240, depending upon the connected load served. The location of the substations or switchyards will be coordinated with the master developer, Southern California Edison and other engineering disciplines.

Electrical energy would be consumed on a temporary basis during construction activities. Construction activities are not expected to consume significant amounts of SCE energy because the construction of the Specific Plan would occur in phases over a 15 year period.

Full build-out of the RiverPark project would place new demands on electrical service provided by SCE which would require a new or upgraded delivery

infrastructure to transmit the energy for use on-site. The total amount of electricity consumed at build-out of the project is estimated at approximately 339 million kilowatt-hours (kWh) per year based upon a total connected load of 59.5 million watts and a 65 percent diversity factor.

6.8 GAS MASTER PLAN

6.8.1 Existing Conditions

At present, The Gas Company (TGC) is the supplier of gas resources to the City of Oxnard and the RiverPark site. Service can be provided without impact upon existing facilities.

Existing gas lines are routed under the streets throughout the adjacent residential neighborhoods and within the Town Center development area. These distribution lines range in size from 2 to 4 inches at pressures of up to 40 psi and have been capped at the ends to allow for future expansion.

A 4-inch high-pressure main line (~240 psi) is routed from Highway 118, proceeds along Vineyard Avenue then turns northwest along the boundary of the Hanson property parallel to Montgomery Avenue. According to The Gas Company, this line can be located by field markers and is sized to provide service for anticipated future growth.

6.8.2 Proposed Conditions

The Gas Master Plan (Exhibit 6.J) specifies a total of four points of connection to the existing 4-inch high pressure gas main line. The lines will then supply a distribution system throughout the new development consisting of new lines ranging in size from 2 to 4 inches.

In the design development phase, TGC will review the proposed layout and their engineering department will assist with the design, including recommending a piping distribution system layout that fits closely with their overall plan for the area.

6.9 WATER QUALITY MASTER PLAN

RIVERPARK SPECIFIC PLAN

April 12, 2005



prepared for RiverPark Development, LLC by AC Martin Partners with

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6.9.1 Existing Conditions

As delineated by the Drainage Master Plan in this section, there are five drainage areas of concern to the project. Current conditions are illustrated by Exhibit 6.K. These areas currently drain to either the Santa Clara River, the existing mining pits or El Rio Drainage Basin No. 1 or 2. Other than these two infiltration basins, no Best Management Practices (BMP's) are currently implemented within any of these drainage areas.

DRAINAGE AREA #1

The RiverPark "A" is primarily occupied with agricultural and urban land uses. This area currently drains directly to the Santa Clara River via a Stroube Drain levee outlet located near the Ventura Freeway.

DRAINAGE AREA #2a and #2b

The RiverPark "B" area is primarily open land and mining pits which are used for the existing sand and gravel mining operations. Storm flows from the non-pit portions of this area are contained on-site or drain toward El Rio Drainage Basin No. 2.

DRAINAGE AREA #3a and 3b

The off-site industrial and agricultural areas of Montgomery Avenue and Beedy and Lambert Streets currently drain directly to the adjacent existing Large Woolsey mining pit.

DRAINAGE AREA #4

The off-site agricultural area on the opposite side of Vineyard Avenue from RiverPark "B" currently drains to both the 10-acre El Rio Drainage Basin No. 1 and the 65-acre El Rio Drainage Basin No. 2. Once reaching these basins, storm water can either evaporate to the atmosphere or infiltrate through their underlying vadose zones, reaching the groundwater of the unconfined Oxnard forebay below. These basins have the capacity to store up to the 100-year event; excess flows are conveyed by ditches to the Santa Clara River via a levee outlet located near the RiverPark "A"/"B" boundary.

NORTHERN OFF-SITE DRAINAGE AREA

The off-site, primarily agricultural area north of Central Avenue currently drains directly to the Santa

Clara River via a levee outlet located north of the Specific Plan area.

6.9.2 Proposed Conditions

6.9.2.1 Objectives

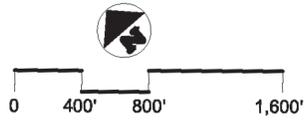
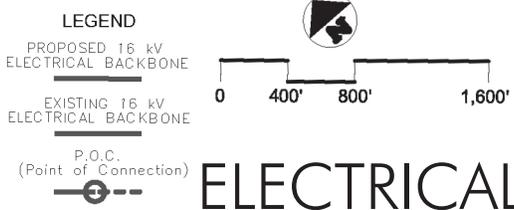
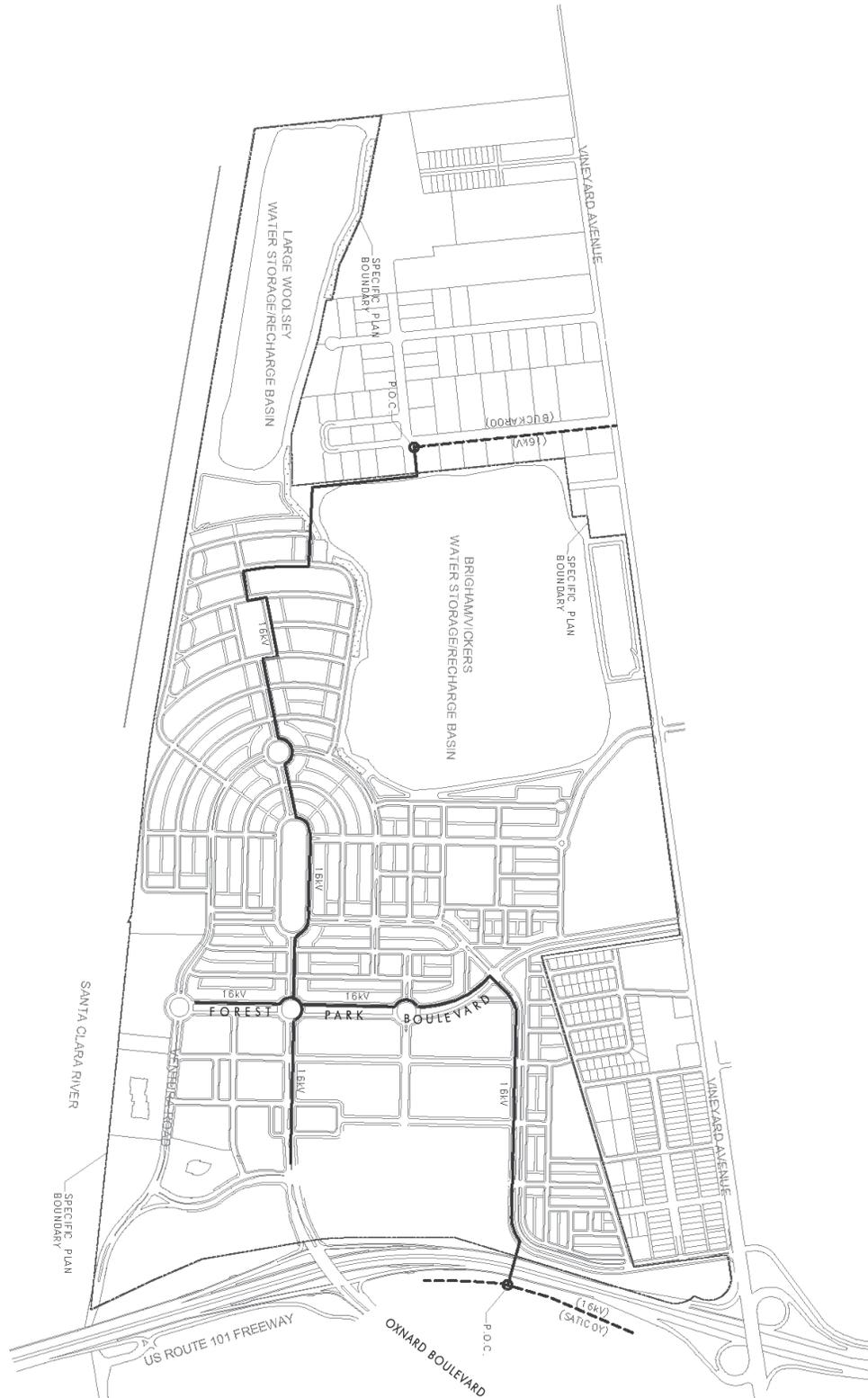
The primary objectives of the storm water management program (Exhibit 6.L, 6.M, 6.N) are:

- ❑ To treat and convey both on- and off-site storm water, for storms as large as the 10-year event, to the Santa Clara River;
- ❑ To consider the criteria set forth by separate resolutions from United Water Conservation District and Fox Canyon Groundwater Management Agency regarding storm water discharges from the project;
- ❑ To minimize impacts to water quality from the project using multiple treatment devices;
- ❑ To allow for future use of the Water Storage/Recharge Basins by UWCD to augment their conjunctive use and groundwater recharge program;
- ❑ To meet regulatory and BMP design requirements established by the Ventura County Storm Water Quality Urban Impact Mitigation Plan (SQUIMP) and the adopted Land Development Guidelines; and,
- ❑ All swales and basins may be fenced to meet the City's maintenance requirements for storm water BMP facilities.

6.9.2.2 Approach

Storm water flows generated within the RiverPark Specific Plan area, as well as those generated from off-site areas that have historically drained onto the Specific Plan Area, will be conveyed to either the Santa Clara River or the preexisting mining pits (referred to as Water Storage/Recharge Basins) depending upon the magnitude of the rainfall event and location of the individual drainage area. Each drainage area will utilize independent collection and conveyance systems to manage their respective stormflows.

A combination of pretreatment dry swales ("dry" because they remain dry most of the year) and

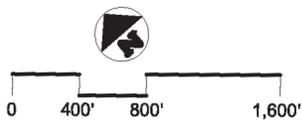
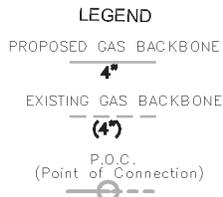
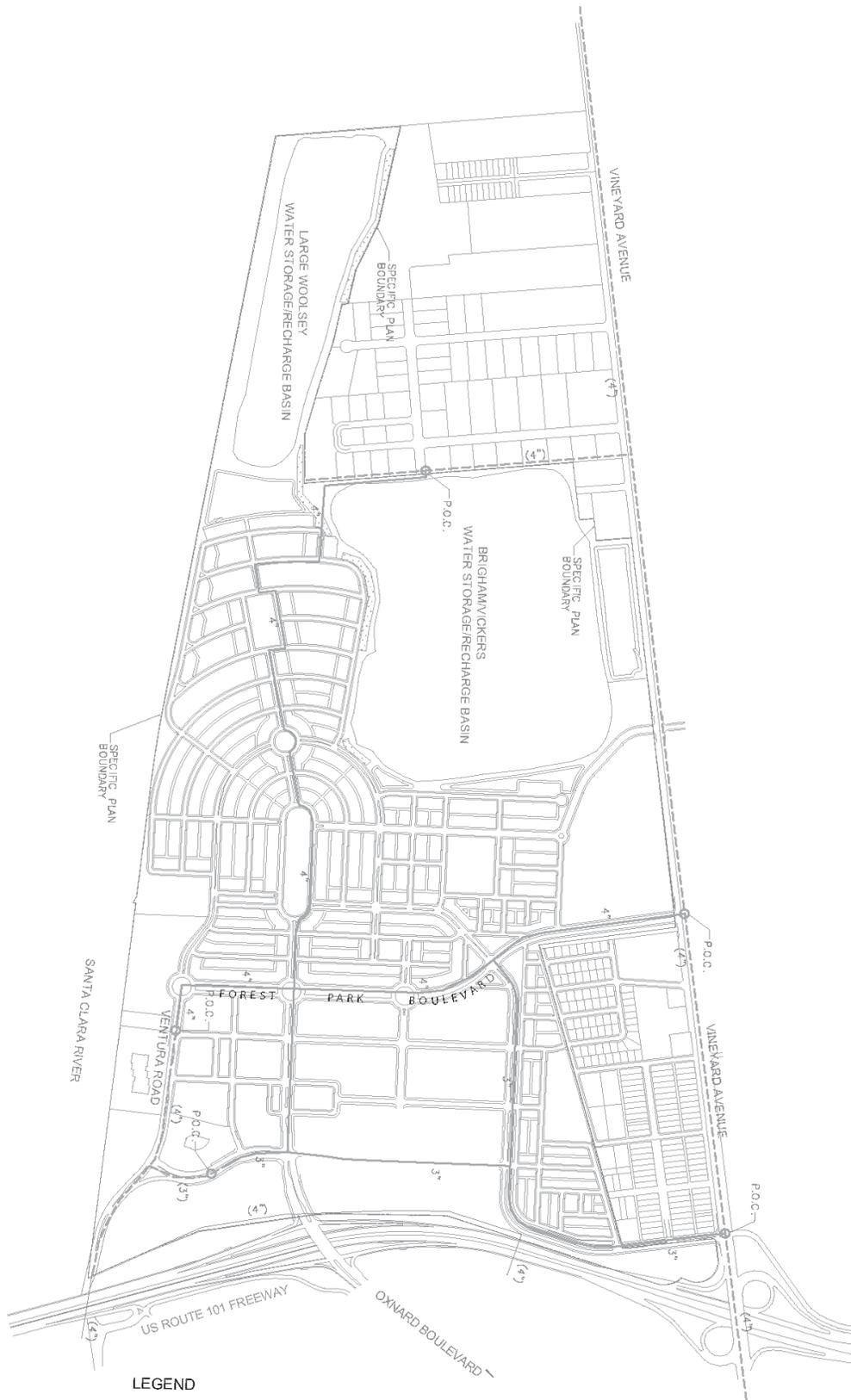


ELECTRICAL MASTER PLAN

August 27, 2002

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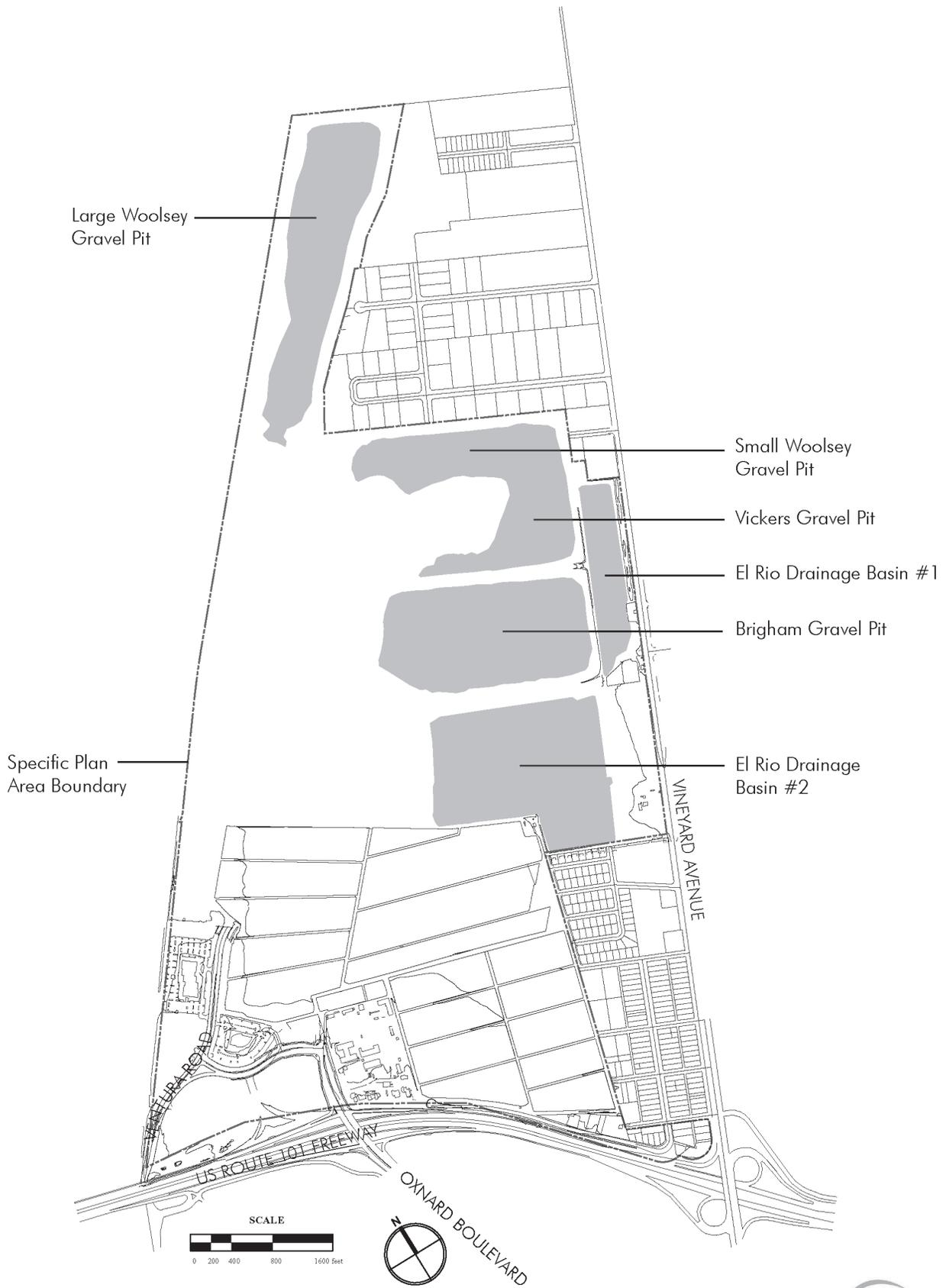
6.1



GAS MASTER PLAN 6.J

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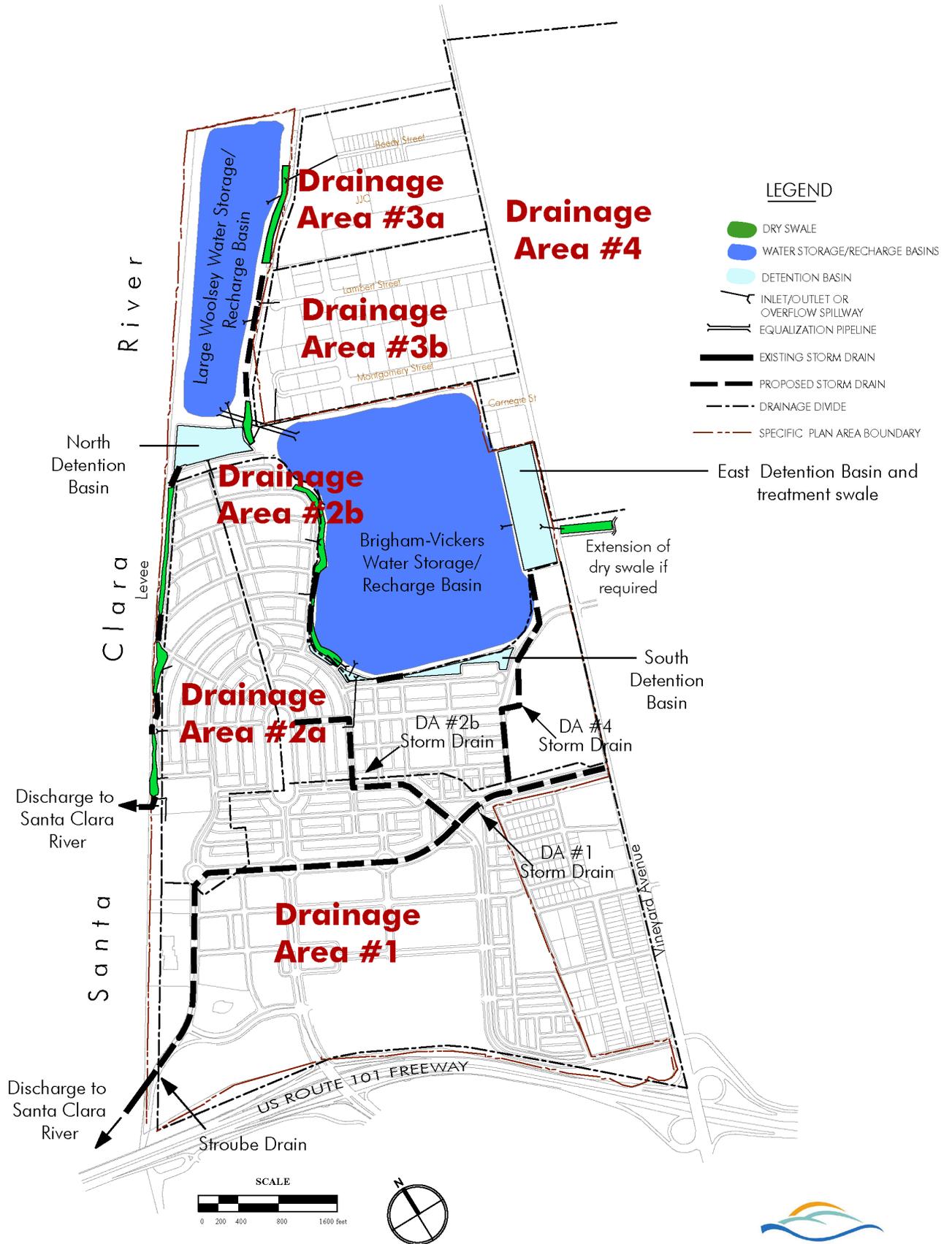
EXISTING PITS AND BASINS

6.K

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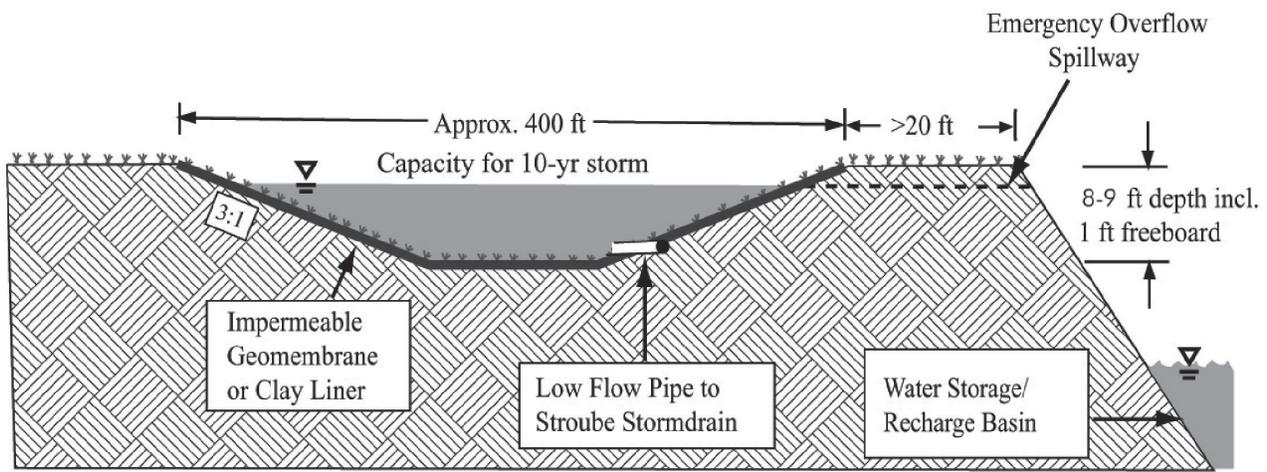
WATER QUALITY MASTER PLAN

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6.L

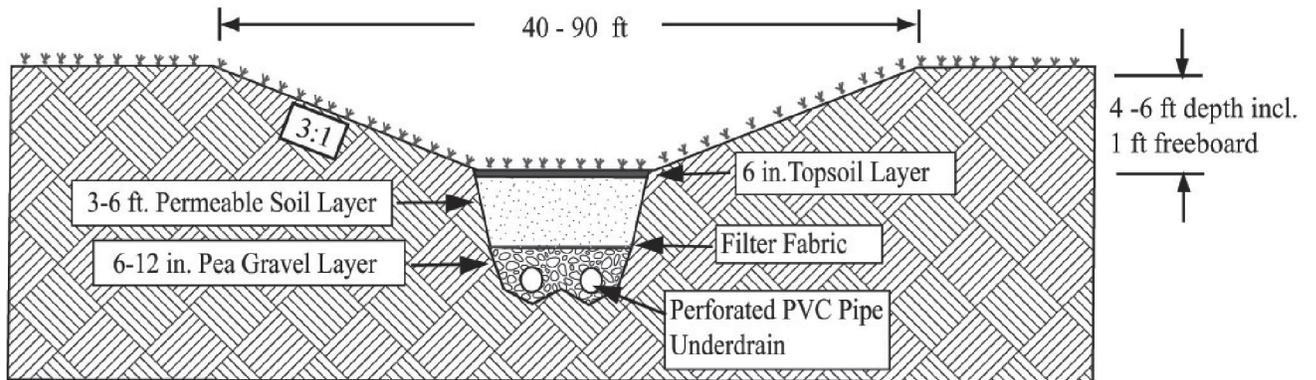


TYPICAL DETENTION BASIN SECTION

6.M

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TYPICAL DRY SWALE SECTION 6.N

August 27, 2002

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detention basins is proposed for the management of RiverPark’s storm water. These natural Best Management Practices effectively accommodate the runoff retention and contaminant removal needs of the project. This treatment system provides several mechanisms of contaminant removal, including:

- ❑ Vegetative filtration during overland flow through the swales;
- ❑ Subsurface absorption/filtration during dry swale infiltration and subsurface transport; and,
- ❑ Sedimentation of suspended sediments and sediment-associated contaminants during detention basin containment.

Benefits of employing the system for the treatment and control of storm water runoff from the site include:

- ❑ Natural systems are used for conveyance and treatment of design storm events;
- ❑ Conformance with an EPA declaration, “Runoff from residential areas is generally the least polluted urban runoff flow and should be considered for infiltration,” which occurs along dry swales;
- ❑ Flows through the system being entirely gravity driven;
- ❑ Flood control benefits from ample storage capacity and pervious coverage;
- ❑ Aesthetic enrichment of the development; and,
- ❑ Consistency with design goals of creating an environmentally-conscious community.

DRAINAGE AREA #1

Storm water drainage from this primarily commercial area (RiverPark “A”) will be collected in a master storm drain, known as the Stroube Drain Extension, which discharges at its western terminus through the river levee outlet located near the Ventura Freeway. This drain will be designed to

accommodate up to the 100-year peak flow event. This drainage area will utilize storm water BMP’s such as pervious pavement (for certain preselected parking fields), catch basin inserts (for certain on-site storm drains), dry swales and/or other structural BMP’s in order to ensure compliance with NPDES storm water discharge requirements.

DRAINAGE AREA #2a and 2b

Storm water runoff from Drainage Area #2b will be conveyed to the North Detention Basin located along the southern perimeter of RiverPark “B.” This detention basin has the capacity to store the cumulative runoff from a 10-year event. Flow volumes exceeding the basin’s holding capacity will be conveyed by gravity through individual bypass drains which will discharge to the Brigham-Vickers Water Storage/Recharge Basin. The retained storm water will drain to the Santa Clara River at a levee outlet located near the Ventura Freeway.

For Drainage Area 2b, a dry swale is provided for conveyance and pretreatment prior to discharge into the South Detention Basin “B” at its southern terminus. Within the dry swale, flows will infiltrate into the soil and be collected in an underdrain system for subsequent conveyance to an outlet structure located in the South Detention Basin. The dry swale is sized to convey up to the 10-year event peak flow. Excess flows are diverted via storm drain outlet bifurcation structures directly to the adjacent Brigham-Vickers Water Storage/Recharge Basin. The longitudinal profile of the swale may be designed to allow for slight undulations, thereby encouraging temporary ponding subsequent to storm events, and hence, more likely visitation/habitat-formation of native waterfowl and amphibian species.

Drainage Area 2a will utilize a similar dry swale to treat and manage storm flows up to the 10-year peak flow.

DRAINAGE AREA #3a and 3b

Runoff generated from these off-site industrial drainage areas will be conveyed via storm drains to a dry swale running parallel to the Large Woolsey Water Storage/Recharge Basin. Flows that exceed the capacity of the dry swale, or the 10-year peak flow, will be diverted via bifurcation structures to

outfalls, which discharge directly to the Large Woolsey Water Storage/Recharge Basin. The grass-lined dry swale will then convey storm flows southward to the North Detention Basin. Storm water flows that exceed the North Detention Basin's storage capacity, or the 10-year storm event, will also be conveyed via spillway directly to the adjacent Large Woolsey Water Storage/Recharge Basin. This basin will drain the dry swale located west of RiverPark "B," which then drains to the Santa Clara River at the levee outlet located at the RiverPark "A"/"B" interface.

DRAINAGE AREA #4

Stormflows generated from this off-site agricultural drainage area will be conveyed via existing drainage channels into a pretreatment dry swale located at the southern boundary of the agricultural fields. This channel will convey storm flows to the east detention basin located on the RiverPark side of Vineyard Avenue which drains to the Santa Clara River via the Drainage Area #1 storm drain pipeline. A relatively small stormflow contribution will also be directed from the nearby Carnegie Street area to this detention basin. As with the other drainage areas, flows that exceed the capacity of the dry swale (equivalent to the 10-year storm event) will be diverted via bifurcation structures to a bypass pipeline for direct discharge to the Brigham-Vickers Water Storage/Recharge Basin. Storm water flows that exceed the east detention basin's storage capacity—that is, the equivalent of the 10-year storm event—will also be conveyed via spillway directly to the adjacent Water Storage/Recharge Basin.

NORTHERN OFF-SITE DRAINAGE AREA

No changes to the existing drainage system are proposed for this drainage area. Storm water flows from this agricultural drainage area will continue to drain directly to the Santa Clara River through an outlet located north of the RiverPark Specific Plan Area.

6.9.2.3 Proposed Drainage Improvements

The following discussion serves to summarize the proposed drainage improvements at the on-site and off-site project drainage areas as depicted in Exhibit 6.F. These improvements are consistent and integrated with the Drainage Master Plan work currently in preparation by Hawks Engineers of Ventura for

the City of Oxnard.

DRAINAGE AREA #1

Storm water drainage from the southern (primarily commercial) areas of RiverPark "A" will be treated by a dry swale located in the median of Forest Park Boulevard and conveyed in an underlying storm drain pipeline. This storm drain pipeline discharges to the existing Stroube storm drain that, in turn, discharges through a river levee outlet located near the Ventura Freeway. This storm drain will accommodate up to the 100-year peak flow event. Catch basin inserts and manhole-accessible centrifugal separator units, with the potential addition of other structural BMP's, are incorporated into the storm drain system to meet Ventura County and City of Oxnard requirements for storm water discharge.

PRC Toups Corp. prepared a Master Plan of Drainage in 1979 noting several problem areas near RiverPark, particularly along the US Route 101 Freeway frontage and at Stroube Street at Vineyard Avenue. Considering that only a portion of the storm drain facilities recommended by the Master Plan has been constructed, it is unlikely that these flooding problems have been alleviated.

DRAINAGE AREA #2a

Storm drains from this residential area will discharge to either the North Detention Basin or a pretreatment dry swale located between the eastern side of the Santa Clara River levee and the western border of the RiverPark "B" residential area. Flows from these storm drains will join with stormflows from Drainage Area #3, which also are routed through the North Detention Basin and the dry swale along the river. This swale will convey stormflows southward to a discharge point to the Santa Clara River located at approximately the RiverPark "A"/"B" boundary. Stormflows that exceed the 10-year event peak flow will overtop the swale and be detained in the surrounding cottonwood forest. This riparian buffer strip will therefore serve as a detention basin or floodplain to alleviate and to enhance storm water quality during very large stormflow events.

DRAINAGE AREA #2b

Storm drains from this residential drainage area either discharge to the South Detention Basin or the

pretreatment dry swale located between the eastern side of the RiverPark “B” residential area and the western edge of the Brigham-Vickers Water Storage/Recharge Basin. The swale will convey stormflows southward to the South Detention Basin, which then drains to a large capacity pipeline for conveyance to the Drainage Area #1 storm drain pipeline and ultimately to the Santa Clara River. Stormflows that exceed the 10-year event peak flow will bypass directly to the Brigham-Vickers Water Storage/Recharge Basin.

The combined storage volume of the Water Storage/Recharge Basins is slightly larger than a 100-year storm event from all the on-site and off-site tributary drainage areas (Haslinger, 2001). This storage capacity estimate assumes a historic high groundwater elevation of 78 feet and allows for 1 foot of freeboard.

DRAINAGE AREA #3a

Storm drains from this industrial drainage area discharge to a dry swale located between the eastern edge of the Large Woolsey Water Storage/Recharge Basin and the western border of the Beedy Street/JJC area. The swale conveys storm flows southward to a large capacity storm drain that discharge to the North Detention Basin, located on the northern edge of RiverPark “B.” This North Detention Basin drains to the Drainage Area #2a dry swale located adjacent to the western edge of the RiverPark “B” residential area. The swale will convey stormflows southward to a large capacity storm drain which outlets to the Santa Clara River at the RiverPark “A”/”B” boundary. Stormflows exceeding the 10-year event peak flow bypass the treatment system via flow bifurcation structures located at the catch basins, and flow directly to the adjacent Large Woolsey Water Storage/Recharge Basin.

DRAINAGE AREA #3b

Storm drains from this industrial drainage area will discharge to a large capacity storm drain pipeline located between the eastern edge of the Large Woolsey Water Storage/Recharge Basin and the western border of the Montgomery Avenue/Lambert Street area. A pretreatment swale is not included here because of insufficient width between the western

edge of the industrial area at Lambert Street and the eastern edge of Large Woolsey Water Storage/Recharge Basin. The storm drain discharges to the North Detention Basin. The North Detention Basin drains to the Drainage Area #2a dry swale that runs adjacent to the western edge of the RiverPark “B” residential area. The swale conveys stormflows southward to a large capacity storm drain pipeline which outlets to the Santa Clara River at the RiverPark “A”/”B” boundary. Stormflows exceeding the 10-year event peak flow bypass the treatment system via flow bifurcation structures located at the catch basins, and flow directly to the adjacent Large Woolsey Water Storage/Recharge Basin.

DRAINAGE AREA #4

Stormflows generated from the agricultural area tributary to the project site are conveyed via existing drainage channels into a dry swale located at the drainage area’s southern boundary. The swale conveys storm flows westward and across Vineyard Avenue to the East Detention Basin adjacent to the Brigham-Vickers Water Storage/Recharge Basin. Stormflows from the Carnegie Street industrial area (a relatively minor contribution) discharge directly to the East Detention Basin. This detention basin drains to a large capacity storm drain which discharges into the Drainage Area #1 storm drain, and ultimately to the Santa Clara River. Stormflows that exceed the 10-year event peak flow will bypass the swale via an existing drainage ditch and discharge directly to the Brigham-Vickers Water Storage/Recharge Basin.

6.9.2.4 Impacts

DRAINAGE AREA #1

Pollutant loads to the Santa Clara River at RiverPark “A” will be reduced due to the implementation of several BMP’s, and the removal of agricultural land and the retirement of an existing infiltration basin (El Rio Drainage Basin No. #2), which currently occupy this site.

DRAINAGE AREA #2

Pollutant loads to the local groundwater RiverPark “B” will be reduced due to the incorporation of a pretreatment dry swale and detention basin into the storm water management program for the area. These devices will drain to the Santa Clara River via existing levee outlets. Under existing conditions, storm water from this drainage area is contained on-site and allowed to evaporate to the atmosphere and infiltration to the underlying groundwater.

DRAINAGE AREA #3

The off-site industrial area’s pollutant loads to the exposed groundwater of the Brigham-Vickers Water Storage/Recharge Basin will be significantly reduced due to the incorporation of a pretreatment dry swale and detention basin into the storm water management program for the area.

DRAINAGE AREA #4

The off-site agricultural area’s pollutant loads to the local groundwater will be reduced due to the incorporation of a pretreatment dry swale and detention basin into the storm water management program for this area. Under existing conditions, storm water from this drainage area is conveyed to an infiltration basin (El Rio Drainage Basin No. #1) and allowed to evaporate to the atmosphere and infiltrate to the underlying groundwater.

NORTHERN OFF-SITE DRAINAGE AREA

Both the land use and drainage scheme for this area will remain unchanged as a result of the RiverPark project, and therefore no change in water quality is expected for its storm water discharges to the Santa Clara River.

6.10 RECLAMATION MASTER PLAN

6.10.1 Existing Conditions

The RiverPark “B” portion of the development is comprised of the existing Hanson Aggregate property and two County of Ventura flood control detention basins. One of the flood control detention basins will be filled to become part of the RiverPark development.

Hanson Aggregates West, Inc. (Hanson) and its predecessors have mined aggregate and operated an

asphalt and concrete batching plant at the RiverPark “B” site since the 1950’s. As part of the extraction operation, four mining basins were created known as the Large Woolsey Pit, the Small Woolsey Pit, the Vickers Pit and the Brigham Pit (Exhibit 6.K). The State of California Division of Mines and Geology requires that each mining operation have an approved Reclamation Plan. The Reclamation Plan prepared for the Hanson site will be replaced by a new Reclamation Plan, which takes into consideration the changed land use and expectation of the surrounding area that is being created by the RiverPark development. This includes the removal of all mining and processing equipment and the stabilization slopes at the existing mining basins.

6.10.2 Proposed Conditions

The proposed development infrastructure incorporates a perimeter road adjacent to the edge of the residential lots along the Brigham, Vickers and Small Woolsey pits and a dry swale that further separates the residential lots from the northwestern end of the Brigham and Vickers pits. A dry swale is also planned along the northeastern end of the southeastern side of the Large Woolsey pit.

The proposed perimeter road is about 25 feet wide and the dry swale area, where planned, is approximately 50 to 75 feet wide. The perimeter road provides a minimum setback of about 75 feet between the closest edge of the residential property and the proposed top of slope. That infrastructure generally extends about 75 – 150 feet beyond the existing slope crest, and will require the construction of fill over the steepest historical excavated slopes along the northwestern side of the Brigham, Vickers and Small Woolsey pits.

Lined detention basins are proposed at the location of the existing El Rio Drainage Basin (along Vineyard Avenue), between the eastern end of the plant area and the western end of the Large Woolsey pit, and west of the western corner of the Brigham pit.

Several pit slope areas will receive fills to extend the RiverPark development envelope pitward, which also provides improved slope stability and reduced lateral movement. These slopes will be constructed to satisfy the minimum County of Ventura factor of safety by increasing the setback of occupied struc-

tures on adjacent properties to the slope crest. Areas where minimum setback requirements to property lines or occupied structures cannot be met require some level of reinforcement of the upper portion of the slope. These improved slope configurations are described in detail in the proposed Reclamation Plan. In most areas, the slope configurations typically are achieved by either (or a combination) of the flowing methods:

1. Laying back the full height of the slope at a 2 to 2-1/2:1 (h:v) gradient (represented by the “blue” slope envelopes on Slope Reclamation Plan), or
2. The construction of a standard 2:1 (h:v) fill slope above a native bench typically encountered at about 45 feet MSL (represented by the “brown” envelope on Slope Reclamation Plan, or
3. A combination of laying back the submerged portion of the slope (i.e., below 45 feet MSL) and reconstructing the upper portion of the slope to mitigate existing artificial fill is shown by the “blue/brown” envelope on the Slope Reclamation Plan.

Additionally, extending the development area over the existing fill peninsula in the Vickers pit will require the excavation of the existing artificial fill material down to either native materials or about 45 feet MSL. Fill material below about 45 feet MSL will be improved using Deep Dynamic Compaction (DDC) of the remaining fill material (if applicable). DDC is a method of in-situ ground improvement that employs a heavy tamper (typically 6 to 30 tons) that is repeatedly raised and dropped from varying heights to impact the ground. DDC can result in the densification of granular soils to a depth of about 30 feet below the impact surface.

The pitward fill will be constructed above the native bench or above the ground-improved surface at a gradient of 2 to 2-1/2:1 (h:v) (the location of the toe of the reconstructed slope above the ground-improved surface represented by the “magenta” envelope on the Slope Reclamation Plan), using conventional grading methods, or at 1 to 1-1/2:1 (h:v), using mechanical reinforcement of the constructed slope could be achieved by reinforcing the upper portion of the slope with mechanical components

such as a geogrid or metal strips, or mixing native slope materials with cement.

One area of pitward slope extension over the western corner of the Small Woolsey pit will require the hydraulic placement and subsequent compaction of (submerged) materials using vibroflotation, followed by the construction of a 1 to 1-1/2:1 (h:v) mechanically reinforced fill above the ground-improved surface (the overall slope above the ground-improved surface represented by the “dark blue” envelope on the Slope Reclamation Plan).

6.11 REVEGETATION MASTER PLAN

6.11.1 Existing Conditions

The former mining pits at the RiverPark “B” site are filled seasonally with groundwater, which fluctuates as much as 100 feet above mean sea level (MSL) over several years. Pit slopes are naturally covered by a mulefat scrub community, which is native to flood-scoured rivers and streams in Southern and Central California.

6.11.2 Proposed Conditions

Revegetation of the mining site will be part of the RiverPark Specific Plan. A Landscape Master Plan was developed for the entire RiverPark community, which includes the former mining site. The mining pits, collectively comprised of approximately 157 acres of water-filled depressions, will be used for water storage/recharge basins, and will be visually enhanced and improved along the edges of the pits, while the pit slopes will be planted with native vegetation.

6.11.2.1 Earthwork

During the reclamation and revegetation process, existing access roads, haul roads, and other former traffic routes will be stripped and any remaining road base will be removed. Some areas currently occupied by existing roads will be incorporated into the urban design of RiverPark and new access roads to the proposed Water Storage/Infiltration Basins will be constructed.

RIVERPARK SPECIFIC PLAN

April 12, 2005
update through 3/2012



prepared for RiverPark Development, LLC by AC Martin Partners with

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

The mining pits will be stabilized and the slopes landscaped to minimize erosion, slope failures, and to remove any potentially dangerous conditions. It is anticipated that a hiking/bicycle trail will pass alongside the pits, however, physical access to the slopes' edges will not be allowed, except for maintenance personnel, and a safety fence will prevent opportunities for entry.

6.11.2.2 Revegetation

After slopes are recontoured and stabilized, the existing vegetation community will be reestablished with a combination of native and limited wind borne non-native plants. Species used in revegetation effort for the pit slopes were chosen based on their ability to establish themselves on a sandy sub soil environment as that found on the mining pit slopes. These selected species will be established to stabilize the slopes from physical erosion. In addition, the established plants will also be the catalyst to begin re-establishing a viable top soil on the surface of the pit slope surface. Organic matter dropped or deposited from these plants will be left in place to decompose. Windblown dust will begin to collect within the established plant community contributing

to the top soil re-establishment. The decomposing plant material created by these established plants will assist in minimizing soil moisture loss through evaporation as well as creating a habitat for insects and micro-organisms needed to establish a healthy soil. Over time, as the organic topsoil layer becomes more pronounced, surrounding native plants will be able to re-establish themselves naturally through seed and distribution from wind and animals. All seeds used for establishment shall conform with all laws and regulations pertaining to the sale and shipment of seed required by the California Department of Agriculture.

Seed will be of a quality that has a minimum Pure Live Seed (% purity x % germination) as specified. Weed seed will not exceed 0.5 percent of the Pure Live Seed and inert material. Species and/or varieties will not be substituted without prior written approval. All seeding will be conducted after the temporary drip irrigation system has been installed.

Seed mixture species composition and pounds per acre will be as follows:

Botanical Name	Common Name	BulkLBS/Acre
<i>Herbaceous and Subshrubs</i>		
Achillea millefolium	Common Yarrow	0.50
Eriophyllum confertiflorum	Golden Yarrow	1.00
Eschscholzia californica	California Poppy	4.00
<i>Shrubs</i>		
Artemisia californica	California sagebrush	1.00
Atriplex lentiformis	Quail Bush	0.50
Baccharis pilularis	Coyote Brush	2.00
Encelia californica	California Bush Sunflower	1.50
Eriogonum fasciculatum	California Buckwheat	8.00
Lotus scoparius	Deerweed	3.00
Salvia mellifera	Black Sage	1.50
<i>Groundcover/Grasses</i>		
Plantago insularis	Plantain	10.00
Festuca rubra	Red Fescue	6.00
Vulpia microstachys	Small Fescue	6.00
Total		45.00

The seed will be planted by hydroseeding. All plantings will be watered immediately after installation utilizing natural rain events and temporary irrigation as necessary. After first watering, water will be applied, as conditions may require encouraging the plants to grow in a healthy and vigorous condition. Temporary irrigation may be used in as determined by a biologist and concurrent with the local storm rainy season.

6.11.2.3 Trimming and Irrigation

Seeding will coincide with the winter rainy season. November is typically a good time to seed, although the final decision will be based on the weather conditions at the time of planting. It is best to wait until just after a major storm and to seed when the ground is wet.

To maximize survival rates, a temporary irrigation system may be installed to provide water for all

plantings during the first two (2) years. Per biologist review and the amount of existing vegetation on the slopes, a temporary irrigation will be evaluated. If deemed to enhance the vegetation for the two year establishment period, the irrigation system will be fully automated (with timer clock battery backup to maintain programming of electric timers) and designed to require only minimal maintenance.

6.11.2.4 Weeding

Prior to seeding, all areas will be watered so that weed seeds in the soil germinate. After germination and when plants are in active growth, non-selective systemic herbicide with the active ingredient isopropylamine salt of glyphosate (Roundup™ or equivalent) will be applied following manufacturer’s specifications. If water is present in the pit, only herbicides approved for use in aquatic habitats may be used (Rodeo™ or equivalent).

RIVERPARK SPECIFIC PLAN



After seeding and once irrigation is supplied, vegetation will compete for space and water. Although weeds and grasses are not expected to persist after supplemental irrigation has ended, their initial presence within seeded areas may decrease the establishment of seeded areas. Because of the need to prevent erosion and aid in the establishment of a new topsoil, select wind borne grass species such as clover will be allowed to establish and will not be considered an invasive weed. Non-native, invasive shrubs, large herbaceous plants, or non-native trees, will be considered 'weeds' and shall be the target plants identified to be removed during the two (2) year establishment period.

6.11.2.5 Monitoring

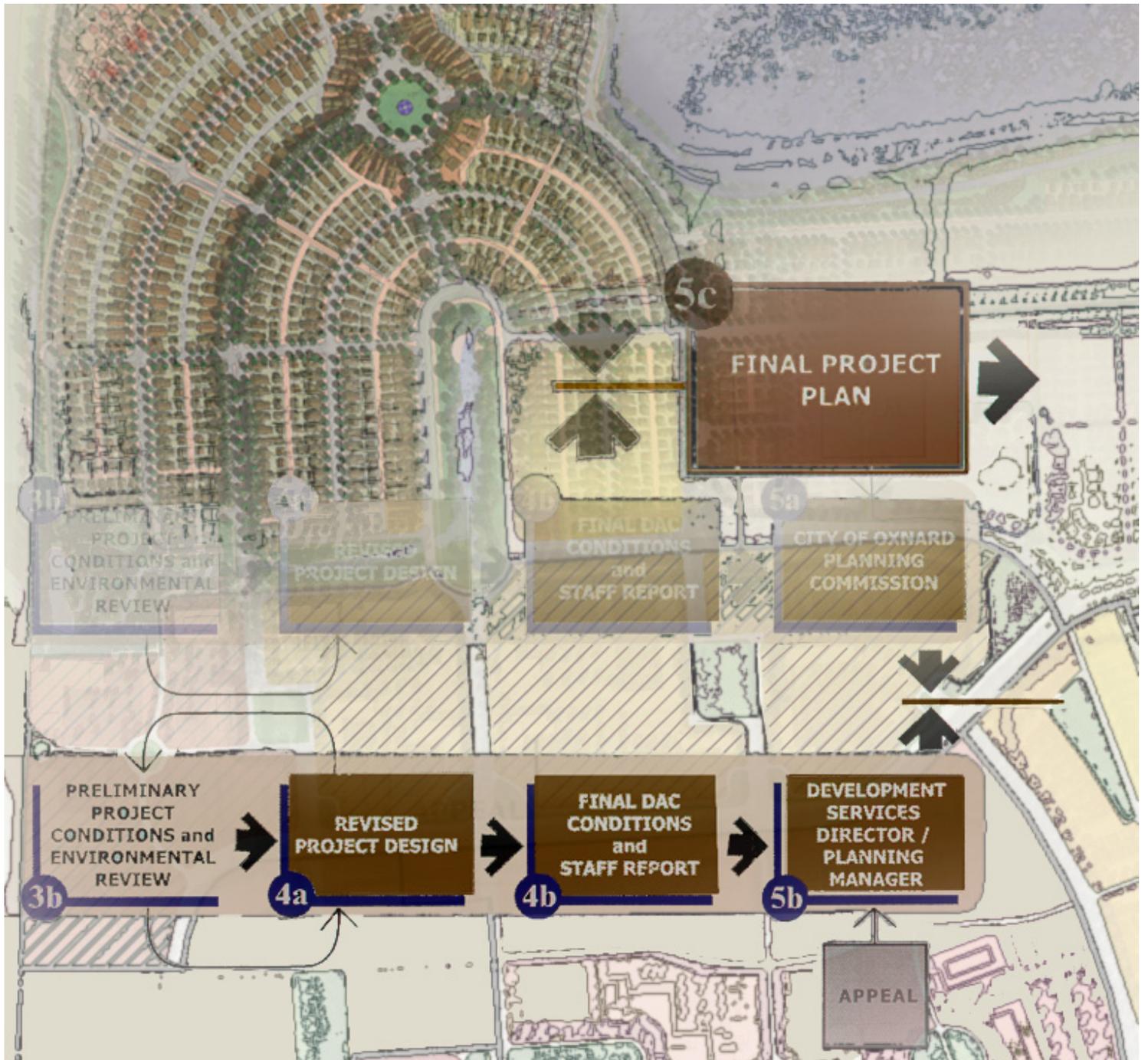
To ensure success of the revegetation effort, and to weigh the need for weeding and replanting, performance criteria and contingency actions are proposed. Monitoring will be conducted annually in the spring by a qualified biologist.

A stratified random sampling program for monitoring vegetative recovery will be implemented. Uniform landscape units (or ecological sites) will be delineated on an aerial photo based upon slope, aspect, vegetation type and soil series. At least three 200-foot long transects will be defined in each ecological site. A sufficient number of 1.0 m² plots will be randomly selected along each transect to meet a minimum 50-60% confidence level based upon pre-monitoring test samples and statistical calculations. Overall percent vegetative cover, relative percent cover by species, and density (numbers of individual plants) by species shall be determined at each sampling plot through actual counts of individual plants by species and estimation of total canopy coverage and canopy coverage by species, respectively. Differences in density, mean total vegetative cover and mean relative cover between transects in each ecological site will be analyzed using a single factor Analysis of Variance (ANOVA). Any results not significant to at least the 50-60% confidence level will be pooled and analyzed with summary statistics to attain the minimum 50-60% confidence level.

The biological monitor will evaluate the need for weeding, erosion control and plant establishment.

Annual reports and recommendations will be submitted to the lead agency, as required by SMARA. Follow-up monitoring may be needed to ensure that recommendations have been carried out. Monitoring will continue for at least five years and will not cease until all performance criteria have been met for two consecutive years without irrigation, weeding and other special maintenance.

Performance standards were formulated based upon observations of undisturbed alluvial, mulefat and riparian scrub communities and the revegetation planner's experience in monitoring recovery of similar restored vegetation.



IMPLEMENTATION

RIVERPARK SPECIFIC PLAN

section

7

7.1 INTRODUCTION AND APPLICATION
 7.2 REGULATORY OBJECTIVES
 7.3 ADOPTION, ADMINISTRATION AND RELATED PUBLIC ACTIONS
 7.4 IMPLEMENTATION RESPONSIBILITIES
 7.5 DEVELOPMENT PHASING AND SCHEDULING
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7.1 INTRODUCTION AND APPLICATION

7.1.1 Introduction

This Section describes the roles, responsibilities and procedures required for the City of Oxnard, the Master Developer, Builder/Developers and other stakeholders to implement the RiverPark Specific Plan in accordance with the Plan vision, standards and guidelines. Of particular importance to Builder/Developers is Section 7.8, which describes the Project Review and Approval Process--a practical road map for Builder/Developers to efficiently obtain required public approvals.

From a legal perspective, this Section also fulfills the requirements of Government Code 65451 of the California Planning Law. This code requires that specific plans shall include a program for implementation including regulations, conditions, programs and additional measures as necessary to carry out the plan.

7.1.2 Application

The RiverPark Specific Plan applies to all lands within the Specific Plan Area boundaries shown in Exhibit 1.C. All development proposals within the Specific Plan Boundaries must be consistent with the Specific Plan and the City of Oxnard’s General Plan, and must be approved and granted a permit by the City of Oxnard. Within the Specific Plan Area, the Regulations of this Specific Plan shall govern development. The building and landscape designs shown by the graphic exhibits of this Specific Plan are intended only to illustrate particular applications of the Regulations.

7.2 REGULATORY OBJECTIVES

This Specific Plan incorporates the following set of regulatory objectives intended to facilitate appropriate development:

- 1) To assure that all projects within RiverPark are consistent with the planning and design intent, guidelines and standards of this Specific Plan, as well as with other applicable City of Oxnard development and performance standards.
- 2) To create a fair, simple, comprehensible and efficient process that assures that all projects accommodate the needs and priorities of the responsible private and public sector stakeholders while also being consistent with the Specific Plan.
- 3) To specify land uses and development guidelines within the Specific Plan Area which are consistent with the City of Oxnard General Plan.
- 4) To establish, within the General Plan’s overall designation of the RiverPark area as a Specific Plan land use, more detailed land use definitions which apply only within the RiverPark Specific Plan Area.
- 5) To provide two types of applicability of Specific Plan regulations: those which apply to the Specific Plan Area as a whole and those which apply only to a particular Planning District within the Specific Plan Area.
- 6) To provide development standards and guidelines that are mandatory, recommended, or illustrative.
- 7) To provide an efficient project review and approval process which provides for discretionary review by the City of projects not requiring

major modifications or a Special Use Permit.

7.3 ADOPTION, ADMINISTRATION AND RELATED PUBLIC ACTIONS

7.3.1 Specific Plan Adoption

Prior to adoption of this Specific Plan, the General Plan was amended to reflect the revised land uses and land use locations proposed within the Project. Upon the subsequent adoption of the Specific Plan, the Specific Plan was consistent with the provisions of the General Plan. Adoption of the Specific Plan makes the land uses and development standards of the Specific Plan regulatory in nature and equal to, but separate from, the existing zoning regulations of the Oxnard Municipal Code.

These actions have created consistency between the General Plan zoning designations for the Specific Plan Area and the Specific Plan. Functionally, the adoption of the Rezone and Specific Plan approves the Plan and rezones the land areas covered by the plan to the land uses specified by the Land Use Plan (Exhibit 2.B) and makes them subject to the standards specified in the Plan.

The standards and other provisions of this Specific Plan shall take precedence if a conflict is found between any provision of the Specific Plan (including the development standards) and the underlying zoning.

7.3.2 Collateral Approvals

In conjunction with approval of this Specific Plan, several other related public actions are necessary to implement the Specific Plan, including the following:

- 1) Approval of a General Plan Amendment consisting of changes to the 2020 General Plan Land Use Map designations for the Specific Plan Area and changes to the text of the Land Use Element of the General Plan.
- 2) Rezoning of the portion of the proposed Specific Plan Area not currently located within the City of Oxnard and a Zone Change for the portion

currently within the City.

- 3) Approval of a change to the City's existing zoning ordinance concerning the location of multiplex theater complexes.
- 4) Annexation of RiverPark Area "B" to the City of Oxnard.
- 5) Approval of a Reclamation Plan for the existing sand and gravel mine located within the proposed Specific Plan Area.
- 6) Approval of a Master Tentative Tract Map for the Specific Plan Area.
- 7) Approval of a Development Agreement between the Master Developer and the City of Oxnard.
- 8) Approval by the City of Oxnard Community Development Commission of an amendment to the Owner Participation Agreement for RiverPark Area "A," which is located within the City's HERO Redevelopment Area.
- 9) Approval by the Ventura County Local Agency Formation Commission (LAFCO) of the annexation of Area "B" to the City of Oxnard.
- 10) Approval by the Metropolitan Water District of California and the Calleguas Municipal Water District of the annexation of RiverPark Area "B" into their service districts.

7.3.3 Specific Plan Administration

The RiverPark Specific Plan shall be administered and enforced by the City of Oxnard Planning Commission and Development Services Department in accordance with the provisions of the City Zoning and Subdivision codes.

The land use regulations of the Specific Plan are designed to be implemented in conjunction with the Zoning Code of the City of Oxnard. Where the Specific Plan specifies standards or regulations for particular uses it shall be the regulatory authority. Where standards and regulations are not specified, the provisions of the City of Oxnard Zoning Code shall be used to regulate development.

7.4 IMPLEMENTATION RESPONSIBILITIES

7.4.1 Basic Responsibilities of Master Developer

The Specific Plan requires that either one or two Master Developers assume the primary responsibility for: a) implementing the Project according to, and in conformance with, the design intent of the Specific Plan; and b) initiating and participating in a Design Review Group until Project build-out. The Master Developer may consist of:

- a) A single entity responsible for residential and commercial development as well as that open space/public realm development which is the responsibility of the Master Developer; or
- b) Two Master Developer entities. One would assume responsibility for commercial development and the second for residential development. By agreement, one of these two entities would also assume responsibility for the development of that open space/public realm development that is the responsibility of the Master Developer.

7.4.2 Project Review and Approval

The City of Oxnard is responsible for administering the Project Review and Approval Process described in this Section. The Master Developer is responsible for initiating and participating in a Design Review Group which conducts the Design Review Process, a portion of the Project Review and Approval Process. The result of the Design Review Group's evaluation must be a recommendation to the City related to the conformance of each development proposal with the standards and guidelines of the Specific Plan.

7.4.3 Construction and Maintenance

7.4.3.1 Responsibilities of the Master Developer

Construction

The Master Developer is responsible for construction of the following items:

- a) The backbone street system and related signalization, as shown by Exhibit 7.A. The term "backbone" refers to streets with associated utilities and landscaping in the public right-of-way

which are constructed by the Master Developer through one or more phases of development. Other public rights-of-way with related utilities and landscaping will be the responsibility of Builder/Developers.

- b) Landscaping, hardscaping including the pedestrian circulation network, lighting and directional signage associated with the backbone street system.
- c) Basic external access roads and backbone infrastructure necessary to access each commercial site.
- d) All utilities (including gas, electric, water, sewers and communication lines) within the public right-of-way.
- e) The remediation of the existing on-site open pits.
- f) Construction of the water storage/recharge basins and backbone storm water control system.
- g) All parks identified as the Master Developer's responsibility by the Specific Plan.

Maintenance

The Master Developer has maintenance responsibilities for the following:

- a) *Streets, Lighting, Signage, Landscaping and Parks Within the Public Areas of the Specific Plan Area:* These elements shall be maintained to City of Oxnard standards.
- b) *Water Storage/Recharge Basins, Dry Swales and Detention Basins:* The Master Developer is responsible for the Water Storage/Recharge Basins until such time as ownership of the Basins is transferred to the appropriate public entity such as the City of Oxnard or a new entity formed to own and maintain the Basins. For the storm water treatment dry swales and detention basins, the City of Oxnard will form a maintenance assessment district to ensure the proper and sustained implementation of the storm water treatment system's maintenance plan. The maintenance plan will consist of an operations and maintenance manual, a contingency plan (to

provide emergency protocol should discharge concentrations exceed permitted levels) and a storm water quality monitoring program (necessary to properly evaluate the performance of the BMP's). The Master Developer will assume some landscape maintenance obligation for the areas surrounding the basins (i.e., the trails and adjacent dry swales and detention basins), but would not maintain the actual basins.

- c) *Utilities Within the Public Rights-of-Way Including Gas, Water, Wastewater, Electricity and Communication Lines.*

7.4.3.2 Responsibilities of the Builder/Developer

Construction

Each Builder/Developer is responsible for construction of the following items within the Builder/Developer's property:

- The street system and related traffic signalization.
- Landscaping and hardscaping, including the pedestrian circulation network, any parks or open space, lighting and directional signage.
- All utilities (gas, electric, water, sewers, and communication lines) as well as utility connections to the utility mains.
- Identification, directional and wayfinding signage.

The Builder/Developer may, under certain circumstances, need to construct streets, street-related landscaping, lighting and utilities through undeveloped property that he/she does not own. This could occur with parcels in the middle of blocks where adjacent parcels have not yet been developed.

Builder/Developers may proceed ahead of the infrastructure-sequencing plan if they pay the costs of extending the core, "backbone" infrastructure (Exhibit 7.A) to their project, subject to future reimbursement.

7.4.4 Responsibilities of Public Agencies

Several street and public transportation improvements have been committed to, or are being con-

sidered by, public agencies.

- Caltrans:** Improvements to the Ventura Freeway.
- Rio School District:** Public schools.
- City and County of Oxnard:** Joint Fire Station and maintenance facilities.
- South Coast Area Transit:** Local public transportation.

South Coast Area Transit (SCAT) will provide bus service to RiverPark. Bus routes and schedules will be determined as development occurs, and may change over time as growing demand justifies an increase in service. RiverPark streets and sidewalks will be designed to meet SCAT's bus operating requirements, including minimum lane width, turning radii, bus stop dimensions and sidewalk width for seats and shelters.

- City of Oxnard:** Traffic signalization and City of Oxnard standard street identification signage.

7.5 DEVELOPMENT PHASING AND SCHEDULING

7.5.1 Project-Wide Development Phasing

The Master Developer anticipates build-out of RiverPark within ten to fifteen years, based on a current assessment of future market conditions. Construction work which is the responsibility of the Master Developer will include construction of "backbone" roads and utilities, remediation of the mining pits, construction of the water storage/recharge basins and storm water control system, construction of parks and other open space, and the creation of residential and commercial development pads. Note that it will be the responsibility of each Builder/Developer to provide roads and related utilities within their development parcels.

Implementation is anticipated in three development phases, described below and by Exhibit 7.A. The schedule for the start and completion of each phase is based on the required construction period as well as the market absorption of residential and commercial parcels. The details of this plan may change as specific development projects are proposed.

Phase One will provide the basic infrastructure 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 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.

7.5.3 Distribution of Dwelling Units Among Districts

Each Planning District has a range of allowable dwelling units, 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 2,805 dwelling units.

To assure that the project-wide maximum is not exceeded, the Master Developer shall monitor the number of units built within each Planning District as development proceeds in order to assure that units are not overly concentrated in some districts, and that the total number of units developed does not exceed 2,805. The Master Developer’s responsibility to monitor distribution of units within and among Planning Districts and to adhere to the total allowed number of units will be defined in the Development

Agreement, a separate document.

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

"Area of Benefit" fee that covers the entire RiverPark Specific Plan Area. Assessment Districts or Mello-Roos Community Facilities Districts may be considered in place of, or in combination with, the set fee.

Improvements to the major roadways bordering the Specific Plan Area will be paid for by a combination of developer financing of abutting roadway frontages and the "RiverPark Fee" that covers the entire Specific Plan Area. Assessment Districts or Mello-Roos Community Facilities Districts may be considered in place of, or in combination with, the "RiverPark Fee." Landscape maintenance within public right-of-way may be funded by a landscaping and lighting district.

- ❑ **Landscape and Lighting:** A landscape and lighting district may be formed to address the construction and maintenance of a variety of items within the RiverPark Specific Plan. The landscape and lighting district will be governed by a board of directors representing the residents and occupants of the RiverPark area. The board will be responsible for overseeing the maintenance and repair of common areas and related concerns within the Specific Plan Area.
- ❑ **Schools:** The Master Developer has agreed to dedicate up to 41.8 gross acres in Planning Districts G and J for construction of two elementary schools, a middle school and related play fields. The Master Developer is also responsible for constructing the schools, which will be funded through public funds.
- ❑ **Internal Trails, Water Features, Parks and Open Space:** The RiverPark Specific Plan's financing plan will develop a system to fairly distribute the cost of the various trails, water features and open space elements among the Specific Plan Area so that properties with more than their fair share of open space features will be compensated by those properties who have less than their fair share. Actual construction of these elements will be funded through an assessment district or Mello-Roos Community Facilities Districts and/or the "RiverPark Fee." Landscape maintenance will be funded

by property owners' associations and/or by a landscaping and lighting district.

□ **Allocation of Core Infrastructure Costs:**

Costs for core infrastructure, initially paid for by the Master Developer, will be allocated to each property within the RiverPark Specific Plan, based on the general principles of benefit received, with consideration of the financial feasibility of the proposed land use.

- Development agreements between the City of Oxnard and the Master Developer will establish a fair share cost allocation for public improvements required to serve the development of the RiverPark Specific Plan.
- Pay-as-you-go financing will be used to the extent possible. Debt financing will be used only when essential to provide facilities necessary to permit development or to maintain service standards.
- During the initial stages of the Project, Builders/Developers will be required to fund the oversizing of utilities and other facilities, if required by the City, subject to reimbursement from future developments benefiting from the oversizing.
- Builder/Developers who proceed ahead of the Master Developer's infrastructure phasing plan will be required to pay the costs of extending the core infrastructure to their project subject to future reimbursement.
- Dedication of land for construction of road improvements will be required.

7.7 REGULATIONS

7.7.1 Types of Regulations

This Specific Plan has two types of regulations:

- 1) Standards, which are regulations that are required for a project to be approved, and
- 2) Guidelines, which are regulations that are recommended, but do not have to be followed, as a condition of project approval.

In turn, these regulations are applicable either over the entire Specific Plan Area, or are limited to a particular Planning District.

7.7.2 Application of Regulations

Regulations are formulated in terms of two categories: those applying to the entire Specific Plan Area and those applicable to Planning Districts.

7.7.3 Situations Not Addressed by the Specific Plan

Where the Specific Plan does not address a particular situation, the regulations and development standards within the Oxnard Municipal Code, as of the effective date of the Specific Plan, will apply.

7.7.3.1 Regulations Applicable to the Entire Specific Plan Area

All elements of RiverPark, except residential and commercial development, are regulated on a project-wide basis. Regulations are established for each land use and infrastructure element of the Project, as defined below:

Roads and Sidewalks: All roads and sidewalks are regulated by the following documents:

- Roadway Designations (Exhibit 6.A), which designates each roadway type and location for the project's primary arteries.
- Roadway Cross-Sections (Exhibit 6.B), which indicate the design and dimensions of all roadways and pedestrian facilities adjacent to roadways.
- Pedestrian Circulation Concept (Exhibit 2.F), which shows the location of all pedestrian network facilities.

Public Open Space and Landscape Development:

All public open space is regulated by the following documents:

- The Open Space Concept (Exhibit 2.H), which indicates the location and area of all public open spaces.
- Landscape Design Guidelines (Section 5, Landscape Master Plan).

Utilities: All utilities (water, sewer, storm drain, electric, gas, communications) are regulated by the

Infrastructure Master Plan and Utility Development Standards of Section 6.

7.7.3.2 *Regulations Applicable to Individual Planning Districts*

This type of regulation derives not from a traditional zoning code approach but rather through the definition and organization of Planning Districts and the coding of buildings and open space areas within those Districts.

The Planning District development regulations and design guidelines address development in each of the thirteen Planning Districts. These regulations are intended to result in each Planning District having its own identity, character and land use or mix of uses while contributing to the unity and variety of RiverPark as a whole.

The regulations consist of design standards which define the lot sizes, access, parking and service locations, a range of allowable dwelling units for each Planning District, allowable maximum square footage of commercial uses, the height, setbacks, and material of buildings, lighting and signage, and the character of open spaces.

Residential Regulations: All residential development is governed by the following Exhibits or Sections:

- ❑ Land Use Plan (Exhibits 2.B, 2.C and 2.D), which indicates the location and type of all residential uses within each Planning District and Planning District boundaries.
- ❑ Residential Development Standards (Section 4), Residential Land Use Master Plan.
- ❑ Affordable Housing Guidelines (Section 7.10.3), Specific Plan Implementation.

Commercial: All commercial development, including retail, office, entertainment and hotel uses, is governed by:

- ❑ Land Use Plan (Exhibit 2.B and 2.C), which indicates the location and type of all commercial uses and Planning District boundaries.
- ❑ Commercial Development Standards (Section 3), *Commercial Land Use Master Plan*.

Public and Semi-Public Uses: All public and semi-

public uses, including Open Space, Schools, Parks, Community Open Space and Landscaped Buffers, are governed by:

- ❑ Land Use Plan (Exhibit 2.B), which indicates the location and type of all public and semi-public uses and Planning District boundaries.
- ❑ Landscape Master Plan (Section 5), which indicates the landscape standards for all public open spaces.

7.8 PROJECT REVIEW AND APPROVAL PROCESS

7.8.1 Introduction

This Specific Plan is the result of a process of intense collaboration and partnership between the Master Developer, the City of Oxnard, a number of public agencies, neighboring communities, and consulting developers. The result is a clear vision for RiverPark and an effective implementable Specific Plan, which sets a benchmark for quality, advanced land use and environmental concepts and environmental stewardship—a model of quality for the future growth of Oxnard and the region.

To ensure realization of the vision, the City of Oxnard has established a Project Review and Approval Process (Exhibit 7.B) to assure that each development proposal adheres to the provisions of the Specific Plan. This process is described in the following two sub-sections:

- ❑ Sub-section 7.8.2 describes a component of the project review process which focuses on the design of each project, termed the Design Review Process.
- ❑ Sub-section 7.9 describes the entire Project Review and Approval Process emphasizing the City’s responsibilities for project classification and evaluation of project conformance with the regulatory aspects of the project (e.g. land use, setbacks, parking, density).

7.8.2 Design Review Process: Introduction

This sub-section describes a Design Review Process or “DRP” and its relation to the Project Review

and Approval Process of which it is a part.

The DRP recognizes that RiverPark will be built one project at a time. Experience with other quality communities indicates that a design review process to which all parties are committed is a highly effective means to bridge the inherent gap between the Plan and its realization by specific projects, a process which provides added value for all parties.

Clear planning standards and regulations by themselves have never produced great places. This is particularly true for master planned communities that are built over a number of years. Since the quality of each individual project is paramount; the Design Review Process is focused on those individual projects. It allows each development to meet market realities while also contributing to RiverPark as a rich, diverse and integrated community.

Refer to the Glossary, Section 8, for the definitions of terms used in this sub-section.

7.8.2.1 Benefits of the Design Review Process

The Design Review Process benefits all participants:

- The DRP creates a climate of partnership in which all parties can balance and realize their individual goals.
- The DRP will result in high quality individual projects which collectively create the community envisioned by the Plan. This will increase the value of the Project, the value of stakeholders investments, and the potential tax yield of the Project.
- The DRP will expedite the Project Review and Approval Process and reduce the time required to obtain City approvals.

7.8.2.2 Requirements for Design Review

The City requires a design review and recommendation by the Master Developer as a condition of its granting necessary permits. Design Review, as defined by this sub-section, shall apply to all improvements in RiverPark undertaken by the public sector, the Master Developer, and Builder/

Developers during buildout of the Project.

Accordingly, the Master Developer shall establish a reviewing entity termed the RiverPark Design Advisory Group. This group is responsible for reviewing the design of each development project proposed, over a certain threshold of size, expense or significance. This threshold will be defined subsequent to adoption of the Specific Plan, at the time when the RiverPark Design Advisory Group is formed. All projects which exceed this threshold are to be reviewed, whether the projects are on property owned by Builder/Developers or in the public realm.

The composition of The RiverPark Design Advisory Group (RDAG) shall be determined previous to the initiation of the first residential and commercial development projects. Until Project buildout, the RDAG shall at a minimum include representatives of the Master Developer, the Town Master Planner/Architect (TMP), and any specialized design consultants which the TMP requires.

The size and composition of the RDAG may shift over time to incorporate representatives from the residential and business communities of RiverPark as they develop, as well as other stakeholders.

After buildout, design review will be the responsibility of the RiverPark Home Owners' Association.

7.8.2.3 Structure of the Design Review Process

The Design Review Process (DRP) occurs primarily during the early portions of the Project Review and Approval Process. The DRP is managed by the Design Advisory Group and focuses primarily on design issues. The two results of this process are: a) a Project Plan Application to the City which is consistent with the Specific Plan vision, standards and guidelines; and b) an associated RDAG recommendation to the City that the Project Plan is consistent, or consistent with specified modifications. This recommendation does not replace the City's own prerogative to assess the design, but rather assists the City in that effort.

At this point, the City then administers the remainder

of the Project Review and Approval Process that focuses on regulatory issues. The RDAG may assist the City in reviewing any further project design submissions which incorporate any changes which the City requires.

7.8.2.4 Responsibilities During the Design Review Process

The City of Oxnard

- **Determining Conformance of the Project Plan with the Specific Plan:** The City shall maintain ultimate responsibility for determining conformance with the vision, standards and guidelines of this Plan.
- **Administration and Consultation:** The City administers the overall Project Review and Approval Process, maintains an overview of the Design Review Process and consults with Builder/Developers in coordination with the RDAG and TMP, as required, from initial inquiries through Project Approval.

Master Developer

- Retention of a Town Master Planner/Architect (TMP): The Master Developer shall retain a TMP to advise the Master Developer regarding the conformance of proposed residential, commercial, landscape, signage and lighting projects with the Specific Plan. The TMP is an individual or a firm qualified and experienced in architecture, urban design and urban planning of the type involved in RiverPark. The TMP will in turn identify other professionals with expertise in such areas as landscape architecture, signage, lighting and graphics, real estate economics, civil engineering, traffic engineering, environmental analysis and mitigation, and ecology to call on when and if necessary.
- Administration of the Design Review Process: The RDAG shall administer the Design Review Process defined in this Section and provide recommendations to the City regarding the conformance of submission with the Specific Plan and, where appropriate design changes which would bring the submission into conformance.
- Compliance with Design Guidelines: The Design

Advisory Group, in association with the TMP, shall be responsible for reviewing Project Plans for their compliance with the vision, standards and guidelines of the Specific Plan. The RDAG is then responsible for making recommendations to the Director regarding the compliance of the Project plans with the Specific Plan in terms of design issues.

Town Master Planner/Architect Responsibilities

Responsibilities Working with the Master Developer

- To administer the design guidelines of the Specific Plan
- To prepare additional and more detailed design guidelines when and if necessary to clarify the intent of the Specific Plan.
- To advise and serve as a design resource to the RDAG and City in making recommendations relative to the compliance of the design of all public and private space improvements in RiverPark with the requirements of the Specific Plan

Responsibilities Working With Private Sector Projects

- To meet with the Builder/Developer in conjunction with the RDAG to ensure that the provisions of the Specific Plan, and/or other design guidelines which implement the vision as they apply to the subject project, are well understood. These meetings are to be held at the stages of the Project Review and Approval Process indicated by Exhibit 7.B.
- Review and comment on the design submissions at the conceptual, schematic and completed design stages.

Responsibilities Working With Public Realm Projects

- The TMP, as part of the RDAG, shall review all public realm project designs to assure that all such projects will be consistent with the Specific Plan and the Design Guidelines documents. Public realm projects include streetscapes, pe-

destrian trails, project entry treatments, buffers, landscaping of the storm water control system, all parks including those for which the design is the City's responsibility, and public realm signage and lighting.

Builder/Developer

- The Builder/Developer is responsible for following, in good faith, the Project Review and Approval Process. This involves fully understanding the Specific Plan and Design Guideline documents and working with the RDAG, the TMP and the City to generate a Project Application which meets all applicable requirements.

7.8.3 Town Master Planner/Architect Responsibilities and Qualifications

The TMP must have appropriate professional licensing in their professional fields, and have, as appropriate to the consultant, design review of single and mixed-use projects within their specialty area. They must also have experience with, and sensitivity to, the interactions and relations between design specializations.

The Town Master Planner/Architect is responsible for overall coordination and management of the TMP and the addressing of design issues related to overall design consistency, urban design, site planning, public and private circulation, public area lighting and signage. The TMP and other design review consultants may not be replaced or removed without the mutual written approval of the Master Developer and the Director.

Qualifications shall include:

- A high level of professional excellence and accomplishment.
- Appropriate professional licensing.
- Professional experience and expertise in town planning, urban design, community development, architecture and consultant team management.
- Professional expertise in residential and mixed-use architecture and community development.
- Experience in the design and construction of traditional urban building types and mixed-use

structures.

- Professional expertise in traditional new communities, commercial and mixed-use architecture and community development.
- Skill in leading diverse teams of designers in collaborative work.
- Skill in interacting with public agencies and public and private sector stakeholders.
- Skill in orchestrating the approaches and needs of builder/developers and the residential and commercial market with demanding design standards in order to produce the quality of place and environment which RiverPark embodies.
- Experienced in managing design review processes.

7.9 PROJECT AND SUB-DIVISION MAP APPROVAL

7.9.1 Approach

A "project" is defined in this Section as a development of new commercial, residential or institutional buildings and related facilities within a portion of the Specific Plan Area by a Builder/Developer.

Any project on non-public land within the RiverPark Specific Plan Area must be reviewed and approved by the City of Oxnard Development Services Director/Planning Manager or the Planning Commission, depending on the type of land uses and amount of any variations proposed.

These approvals will assure that each project will be consistent with the Specific Plan, the 2020 General Plan, and other instruments of public policy.

The Project Approval Process of the RiverPark Specific Plan is designed to require the minimum time and complexity consistent with assuring that each development project meet Specific Plan requirements.

A Tentative Sub-division Map for each project, as well as for the Specific Plan Area as a whole, must be reviewed and approved by the City. This review and approval process utilizes established City of Oxnard procedures.

7.9.2 Project Plan Approval Requirements

7.9.2.1 Introduction

In terms of City project review and approval, projects fall into one of two categories:

- 1) Project applications requiring only the discretionary review of the Development Services Manager/Planning Manager without review by the Oxnard Planning Commission, and
- 2) Projects requiring review by the Oxnard Planning Commission.

Note that Permitted, Specially Permitted and Allowed Uses for each Planning District are identified in Section 2 of the Specific Plan.

7.9.2.2 Requirements for Project Review

- New Development on Vacant Parcel(s): New development on vacant parcel(s) may be approved by the Development Services Director/Planning Manager through a Development Design Review Permit. This type of project would involve permitted uses as listed in Section 2.
- Use Changes on Developed Parcel(s): Projects which involve use changes for uses listed in Section 2 on developed parcel(s) may be approved by the Development Services Director/Planning Manager through a zone clearance.
- Specially Permitted Land Uses: Projects which are considered specially permitted land uses in Section 2 and involve new development on vacant parcels shall require a Special Use Permit.
- New Use or Use Change: Projects which involve a new use or use changes listed as Specially Permitted Uses in Section 2 shall require a Special Use Permit.
- Minor Deviation: Minor Deviations may be approved by the Development Services Director/Planning Manager and shall require a minor modification permit. The following fall within the parameters of a minor deviation:

Deviations within 15% of numerical development standards for: setbacks, building height, building additions, lot coverage, encroachments, recessions, lot area, lot width and lot depth,

parking requirements.

Other deviations as determined to be appropriate by the Development Services Director/Planning Manager.

When considering applications for minor modifications, the Development Services Director/Planning Manager shall make the following findings prior to approval:

- For deviations involving numerical standards, the requested deviation is within 15% of the numerical standards of the Specific Plan standards.
 - The deviation is consistent with the spirit and intent of the Specific Plan and the City's General Plan.
 - The deviation does not adversely affect surrounding properties.
- Major Deviations: Projects that do not qualify under the minor deviation procedure shall be considered major modifications. Major modifications require the submittal of a major modification permit and would be considered by the Planning Commission. The following would fall under the parameters of a major deviation:
 - Deviations exceeding the 15% numerical standards for: setbacks, building height, building additions, lot coverage, encroachments, recessions, lot area, lot width and lot depth, parking requirements.
- When considering applications for major modifications, the Planning Commission shall make the following findings prior to approval:
- The deviation is consistent with the spirit and intent of the Specific Plan and the City's General Plan.
 - The deviation does not adversely affect surrounding properties.
- Specific Plan Amendment: An amendment to the Specific Plan would be required when text and/or map changes or additions are proposed by a Builder/Developer to the Specific Plan document. A Specific Plan amendment requires final approval by the City Council.

PROJECT REVIEW MATRIX

Type of Project	Type of Use	Permit Required
New Development on Vacant Parcel(s)	Permitted by Right	Development Design Review Permit
Use Change on Developed Parcel(s)	Permitted by Right	Zone Clearance/ Business License
Specially Permitted Land Uses	Specially Permitted	Special Use Permit
New Use or Use Change	Specially Permitted	Special Use Permit
Minor Deviation	Permitted Use	Minor Modification
Major Deviation	Permitted by Right or Specially Permitted	Major Modification and/or Special Use Permit
Specific Plan Amendment	Not Applicable	Specific Plan Amendment

7.9.2.3 Project Applications Requiring Review by the Oxnard Planning Commission

Projects which contain Specially Permitted uses or involve other conditions described in this sub-section must be reviewed and approved by the Oxnard Planning Commission:

- ❑ *Land Uses Which Require a Special Use Permit:* These are uses within Planning Districts G and J designated as “Specially Permitted” land uses; and/or,
- ❑ *Projects Which Require Major Deviations:* Major Deviations are of three types:
 - Deviations from Specific Plan standards exceeding 15% of a numerical standard contained in the Specific Plan.
 - Provision of a Land Use not contained within the Specific Plan.
 - Provision of a Permitted Use not specified by the Specific Plan.

The Planning Commission must make the following findings before approving a major deviation:

- The deviation from the numerical standards of the Specific Plan is greater than fifteen

percent (15%).

- The deviation is consistent with the spirit and intent of the Specific Plan in the case of non-numerical standards.
- The deviation does not adversely affect adjoining parcels.
- The deviation, whether from a numerical or non-numerical standard furthers the goals and objectives of the Specific Plan.
- ❑ *Civic Assembly Uses:* Civic Assembly uses including governmental and civic assembly. Governmental and school facilities are allowable in all Planning Districts subject to a Special Use Permit. The Planning Commission must make the following findings before approving a Civic Assembly use in a specific location:
 - The chosen site and/or building elements on the site is visually prominent from public areas. If possible, the site and/or building elements should terminate a special vista.

RIVERPARK SPECIFIC PLAN

April 12, 2005
update through 3/2012



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

- Most or all parking can be shared with parking on a nearby site. This can occur when the Civic Assembly site adjoins other uses such as a school, park or commercial facility with its own off-site parking.
 - The scale of the Civic Assembly building(s) and parking lots is complementary to that of the surrounding buildings.
 - The activities of the Civic Assembly institution will be compatible in terms of any noise, traffic and parking impacts with the surrounding uses.
- *Uses Not Identified by Section 2 as an Allowed Use:* The Specific Plan entitles some activities that usually require a Special Use Permit or other discretionary approval. These uses include the following activities, subject to limitations established by the Specific Plan: Sale of alcoholic beverages for on-site and off-site consumption, and establishment of helistops. While the Specific Plan permits these activities, it establishes appropriate operational requirements, regulations, limits on floor area, hours of operation or other criteria as requirements for implementation. As individual projects request development permits for construction, each project will be reviewed by the City to verify that it meets with all regulations and operational conditions specified by the Specific Plan.

7.9.2.4 *Parking Plan*

As part of all submissions for project approval, the applicant must submit a parking plan. This plan shall indicate the location, access to, and amount of parking as well as any phasing and shared parking contemplated. Parking shall be in full conformance with the City of Oxnard requirements of Section 6 of the Specific Plan.

7.9.2.5 *Appeals*

Decisions of the Development Services Department Director/Planning Manager may be appealed to the Planning Commission, in accordance with normal City procedures. In turn, decisions of the Planning Commission may be appealed to the City Council following normal City procedures.

7.9.3 **Sub-Division Approval and Procedure**

The City of Oxnard Sub-division Ordinance shall regulate and control all divisions of land within RiverPark. The City of Oxnard Planning Commission and City Council will review and approve all sub-division applications

7.9.4 **Project Approval Process**

All projects (the term “project” refers to new developments by builders and developers within the Specific Plan Area) must obtain the approvals required by this Specific Plan before the City of Oxnard will grant a building permit and any other required permits.

The Specific Plan establishes a process, illustrated by Exhibit 7.B, in order to obtain this approval. The process is designed to assist Builders/Developers in proposing projects that meet the Plan’s development standards and can be permitted by the City. It also expedites the Project Review and Approval process in part by making the development requirements clear and explicit.

Builder/Developers who use the Review and Permitting Process described in this Section can realize significant time savings compared to the normal application process. Projects classified by the City as involving Major Deviations from Specific Plan standards or Deviations over 15% of the numerical requirements in the Specific Plan and/or Specially Permitted Uses would typically gain City approval to apply for a Building Permit within six to eight months.

The City of Oxnard is solely responsible for interpreting the provisions of the Specific Plan. However, one of the elements which will expedite City review and approval is design consultant review. This is a procedure by which the City gives the submission to the Master Developer who will have his design consultant prepare a design review. This review will evaluate the project and advise the City in terms of the conformance of each development project proposal with the spirit, intent and requirements of the Specific Plan. This review will occur at four instances: Phases 2a, 3b, 4a and 5b of the review process delineated below. At each stage of design review, an iterative process of submission, review,

revision and resubmission will be used until the design incorporates any comments by the Design Consultant. Each Builder/Developer also has the option of consulting with the Master Developer's Design Consultant at any other stage of the Project in order to expedite the design and approval process.

This process consists of six phases:

Phase One: Concept Design

1a. Initial Pre-planning Meeting with the City:

This meeting, or series of meetings, provides the Builder/Developer with the information needed to prepare a project proposal that is consistent with the standards and spirit of this Specific Plan. At the meeting, the Builder/Developer meets with the City to determine development opportunities within RiverPark and/or the Specific Plan requirements that apply to the proposed Project. City staff will familiarize the applicant and the applicant's project design team with the overall vision, goals and objectives of the RiverPark Specific Plan and related design guideline documents, specific development standards and guidelines, and landscape and circulation considerations pertaining to the project site as well as the entire Specific Plan Area. These meetings will also trigger an initial City review of any modifications, variances, Specially Permitted Uses or other City actions that may be necessary once the application is formally received.

1b. Preliminary Project Plan: The Design Review Process initiates at this step. The Builder/Developer defines a preliminary project plan, in association with the Design Advisory Group and TMP. The plan is defined to the level required for submission to the City of Oxnard for review. During this period, the potential applicant meets with the TMP staff, as required to assure that the project definition fulfills the vision, standards and guidelines of the Specific Plan. The City may also assist during this stage.

1b. Pre-DAC (Pre-Application) Review: The Builder/Developer consults with the DAC and TMPT regarding the conformance of the evolving Project Plan with the vision, standards

and guidelines of the Specific Plan and related documents. The DAC issues a recommendation to the City that either states that the plan is in conformance, or that it will be in conformance with modifications which are enumerated.

The Builder/Developer also meets with the City to determine the application material and procedures needed to submit an application to the City for design review. At the meeting, the City reviews the Preliminary Project Design in light of the DAC recommendation and conformance with other City requirements and identifies any changes to be made in the Project Plan before the Builder/Developer submits the application to the City. If necessary, this process is repeated until the Project Plan is deemed in conformance.

Phase Two: Initial Submittal

2. Project Plan Application Submittal: The Builder/Developer prepares and then submits an Application to the City of Oxnard for Review. At this time, the Builder/Developer submits applications to the City for any related approvals determined necessary during the Project Classification stage. These may include Specially Permitted Use, Specific Plan and General Plan changes.

Phase Three: Project Classification and City/Master Developer Review

3a. Project Classification: On receipt of the Application, the City of Oxnard will place the project in one of two categories depending on the scope and nature of the project: a) Major Modifications and/or Specially Permitted Uses; or b) Substantial Compliance and/or Minor Variations. Should a major modification be required (e.g. Specially Permitted Use, change in the Specific Plan and General Plan), these procedures must be applied for before further review can occur.

The application for amendment shall be in the form specified by the Director of Planning, shall explain the proposal and the reason for the change and should be accompanied by any necessary supporting documents, plans, etc. The proposal will then be reviewed through public

hearings before the Planning Commission and City Council.

3b. Preliminary Design and Development Conditions Review: The Preliminary Concept Development Design, whether for Major Modifications and/or Specially Permitted Uses or for a project involving Substantial Compliance and/or Minor Variations, will undergo two reviews.

a) *City Review:* The City will review the application design for development conditions, including the project's conformance with the Specific Plan's land use, density, parking and other development standards.

b) *RDAG Review:* If the City finds that the project is in conformance, it will forward the project to the Master Developer for a review of the project's conformance at this stage with the vision, standards and guidelines of the Specific Plan. The Builder/Developer will be responsible for revising the project plans to reflect the Design Consultant comments

Reviews by the City, the Master Developer and the RDAG require that the following findings of fact be made:

- That all of the applicable provisions of the design standards of the RiverPark Specific Plan are complied with.
- That the placement of structures, landscaping, and the design of on-site pedestrian paths collectively support the viability of walking and transit use as an alternative mode of transportation.
- That the design of on-site circulation patterns and the location of driveways provide for adequate and safe on-site pedestrian and vehicular circulation and minimize off-site vehicular conflicts and traffic congestion.
- That the proposed development is of a quality and character compatible with the surrounding area, will not be materially detrimental to existing and future development, and will preserve the privacy of adjacent residential development.
- That the architectural style and design of the

project shall contribute beneficially to the overall design quality and visual character of the Specific Plan Area.

Phase Four: Application for Project Approval

4a. Revised Project Design: The Builder/Developer prepares a Revised Project Design incorporating comments from the Preliminary Design and Development Conditions Review. These are first submitted to the City to check that the design incorporates all City comments. A Preliminary Signage Plan shall also be submitted at this stage. The RDAG reviews Revised Project Design at this stage to assure that it incorporates all comments made during the design review.

4b. Final DAC Conditions and Staff Report: Application will be to the Planning Commission for projects requiring major modifications and/or Specially Permitted Uses, or to the City's Development Service's Director/Planning Manager for projects which are classified in Substantial Compliance or only require Minor Modifications. The DAC reviews the project and then defines final conditions of approval and prepares a staff report. If required, the Builder/Developer modifies the Project Design application to incorporate any conditions of Project Approval. The Final Project Plan will then be the basis for applying to the City for the Construction Permit.

Phase 5: Project Approval

5a. The Builder/Developer then submits the project plan and a Final Signage Plan, incorporating all previous City comments, to the Planning Commission or Development Services Department Director/Planning Manager for review and approval.

Appeals of the decisions related to projects classified as substantially compliant and/or Minor Modifications are made to, and decided by, the Development Services Department Director/Planning Manager of the City of Oxnard. Appeals related to projects involving Major 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.

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 non-construction 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.
 - (9) Outdoor sales, when the sales occur adjacent to a permanent retail facility in which the same type of goods are sold by the same seller.
 - (10) Temporary office structure where a permanent building has been severely damaged by fire or other catastrophe.
 - (11) Other temporary uses, which the development services director has determined to be compatible with the land use district and surrounding land uses.
- (c) Open Space, School and Public Facilities Land Use Designations:
 - (1) Sub-division signs.
 - (2) Temporary construction yards and offices (used only in conjunction with development permitted in this land use district, said offices and yards to be located on or immediately adjacent to the site of said development. One adult caretaker may be

- present during nonconstruction hours).
- (3) Youth, charitable or nonprofit organization projects.
 - (4) Other temporary uses, which the development services director has determined to be compatible with the land use district and surrounding land uses.
- (d) Outdoor sale only of vegetables, fruit and flowers shall be permitted only on property located in the open space land use designation or on a portion of a property which may be otherwise designated, but which property is engaged in agricultural production for the duration of the temporary use, provided that such use shall be located at a minimum of 75 feet from any existing structure used for residential purposes, where such structure is under a different ownership.

7.11.3 Temporary Use - Permit Required; Permit Application; Issuance of Permit

A temporary use permit shall be approved prior to the commencement of any temporary use. Application for a temporary use permit shall be made on an approved application form secured from the Planning and Environmental Services Division. Such application shall require the information necessary for review of the application by appropriate city departments. Information required shall include the name, address, telephone number and signature of both the applicant and property owner, and a location.

The development services director shall cause the application to be directed to all concerned city departments or divisions for recommendations. The development services director shall review the recommendations of the concerned departments and shall notify the applicant of his approval, conditional approval, or disapproval. In reviewing an application for a temporary use permit the development services director shall consider the potential affect of such a use on adjacent public and private property, traffic, and local aesthetic impacts, parking, setbacks, structural soundness, site orientation and arrangement, and hours of operation. The development services director may impose reasonable conditions neces-

sary to mitigate potential adverse impacts.

Temporary uses may be subject to additional permits, licenses or inspections as required by any applicable law, code or regulation.

7.11.4 Temporary Use - Fee

A nonrefundable fee, the amount to be determined by city council resolution, shall be paid to the City upon the filing of an application for a temporary use permit. The nonrefundable fee may be waived at the written request of the applicant and upon the approval of the city manager for charitable, youth or nonprofit organization projects. Temporary uses are also subject to additional fees or taxes as may be required pursuant to this Code or other appropriate regulations.

7.11.5 Temporary Use - Time Limits

The development services director in conjunction with the other affected city departments shall determine the time limitations of the temporary uses which shall not exceed the following maximum time limits for the following uses:

- (a) Three consecutive days:
 - Outdoor sales.
- (b) Ten consecutive days:
 - Auctions.
 - Concerts.
 - Outdoor religious revival meeting.
 - Other outdoor shows.
 - Outdoor carnivals, circuses, rodeos and itinerate shows.
- (c) Thirty consecutive days:
 - Grand opening signs (one time only).
- (d) Forty-five consecutive days:
 - Christmas tree lots.
- (e) One hundred eighty consecutive days, with thirty-day extension for climatic hardships:
 - Vegetable, fruit or flower stands.
 - Youth, charitable or nonprofit organization

projects.

- (f) Until the construction has received final utility clearance:
- Construction signs.
 - Construction yard and office.
- (g) As determined by the development services director temporary uses approved pursuant to Sections (a)(7), (b)(11) or (c)(4) of section 7.11.1.

No more than three outdoor sales shall occur on the same facility during a calendar year.

No new temporary use permit shall be issued within a thirty-day period from the expiration date of a similar temporary use permit for the same property, or from removal of materials or structures associated with said use, whichever occurs last.

7.11.6 Temporary Use - Expiration of Use; Removal of Materials; Bond Required

All uses permitted by a temporary use permit shall be terminated on or before the expiration date indicated upon the permit. All materials or products used in connection with or resulting from the temporary use shall be removed within five days after the expiration date indicated upon the permit. A bond or other acceptable security in the amount of determined by City Council resolution to insure removal of all materials, personal property, and structures shall be filed with the development services director at the time of application for each of the following uses:

- Sub-division signs.
- Construction yards and offices.
- Sales or rental offices.
- Vegetable, fruit or flower stands.
- Christmas tree lots.

A bond or other security shall also be required for any other temporary use which the development services director finds should be bonded to insure removal of all material used in connection with or resulting from the use.

Upon the removal of all materials associated with the approved temporary use, the applicant shall request

an inspection by the code enforcement division which shall make a recommendation to the planning and environmental services division regarding the release or other disposition of the bond or security deposit.

7.11.7 Temporary Use - Denial of Permit; Appeal

If, in the opinion of the development services director and the other affected city departments, a proposed temporary use will be detrimental to the public health, safety and welfare and the adverse impacts are not able to be mitigated, then the permit shall be denied. The applicant may appeal the denial to the planning commission as provided in the special use permit section of the City Code. Said appeal shall be final with the planning commission. A fee as provided by resolution shall be required for any such appeal.

7.11.8 Temporary Use - Signs

Except as otherwise permitted by this article, sign area for the following temporary uses shall be limited to the following amounts:

Auctions, Christmas tree lots, vegetable, fruit and flower stands: One temporary unlighted attached sign not to exceed twenty square feet in area. When located in an open space land use district an additional two directional signs, of no more than six square feet each shall be permitted. These additional signs shall be constructed of wood. All signs shall pertain only to the goods sold on the premises upon which displayed, provided that such signs shall not be located closer than five (5) feet to any property line or street right-of-way.

7.11.9 Temporary Use - Prohibited Uses

- (a) No temporary use permit shall be granted for the temporary occupancy of a mobile home, coach or other similar type of prefabricated or manufactured structure for use other than a temporary construction office as provided for in this article. Any such type of building for use other than specified herein shall comply with provisions of this section and the building codes as applicable to permanent structures.

- (b) Except as otherwise permitted by or provided

RIVERPARK SPECIFIC PLAN

April 12, 2005



prepared for RiverPark Development, LLC by AC Martin Partners with

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

for in this section 7.11, no outdoor sales, display, promotion or storage of products or goods by retail commercial uses in commercial land use districts shall be permitted, except that this prohibition shall not apply to the outdoor display of nurseries, lumberyards and other large commodities such as automobiles, motorcycles, and noninflatable craft associated with retail sales.

- (c) All sales offices for attached or detached residential projects may be located within a specified dwelling unit. If the sales office is located in the garage of the dwelling unit, all improvements to the garage made to accommodate the office shall be removed before the dwelling unit is sold.



G L O S S A R Y

RIVERPARK SPECIFIC PLAN

section



8.1 INTRODUCTION

This Section is an integral part of the Specific Plan. The defined terms are part of the description of development standards that are mandatory, unless otherwise noted.

8.2 GLOSSARY DEFINITIONS

Affordable Housing: Refers to moderate income, low-income and very-low income housing.

Alleys: Streets, a minimum of 20’ wide, which are constructed by Builder/Developers to provide service access and access to garages, carports or open parking spaces from the rear of residential lots. Alleys allow street frontages in residential Planning Districts without garages or driveways. Also known as lanes.

Allowed Use: A particular purpose or usage allowed within a land use type. For example banks, hotels, and restaurants are allowed uses within the Commercial: Regional Convention/Hotel land use. Allowed uses for each Planning District are shown in Section 2. Distinguished from *Permitted Use* and *Specially Permitted Use*.

Architectural Projection: Any building feature that extends beyond the structural envelope of the building and does not contribute to the floor area of the building. This would include, but not be limited to fireplaces, chimneys, cornices, eaves, or wall planes used to create architectural relief or recesses. Such projections shall encroach into required yards only as allowed by provisions in this Specific Plan.

Backbone: The term “backbone” refers to streets and associated utilities and landscaping in the public right-of-way which are constructed by the Master Developer. Streets with related utilities and landscaping other than the “backbone” streets are the responsibility of the Builder/Developer.

Builder/Developer: The entity responsible for planning and constructing new residential, commercial and/or institutional projects in specific Planning Districts of RiverPark. A Builder/Developer may be an individual, a for-profit business such as a corporation or partnership, or a non-profit builder and/or developer. Distinguished from *Master Developer*.

Building Type: The basic unit of commercial

development. Each building type has associated development requirements such as lot dimensions, building envelope, building orientation and use, service requirements and parking requirements. The RiverPark Specific Plan defines Commercial Building Types in Section 3. The location of these building types is defined in the residential and commercial regulatory plans in these sections.

By-Right Land Uses: Uses (also termed “Permitted” land uses) which are permitted or entitled by the Specific Plan and may be approved by the Development Services Director/Planning Manager without review by the City of Oxnard Planning Commission and without the need for a Special Use Permit.

Commercial Uses: Retail, hotel, convention, entertainment and office uses.

DAC: Acronym for the City of Oxnard Development Advisory Committee.

Design Review Process: The process by which the Builder/Developer submits the proposed development to the Master Developer and Town Master Planner/Architect for review and recommendation regarding the development’s compliance with the Specific Plan vision, standards and guidelines. The Design Review Process is part of the Project Review and Approval Process defined in Section 7.

Development Parcel: A parcel of land sold to an individual Builder/Developer for development of an approved project. Distinguished from a lot (see definition in this Section) and from public land such as parks and circulation corridors.

Directional Signage: Signage within public rights-of-way or the internal pedestrian or vehicular circulation paths which assist motorists and pedestrians in locating a particular destination.

Director: Refers to the Development Services Director/Planning Manager.

Dooryard: A yard between the street and a building, raised at least 18 inches above the grade of the sidewalk, adjacent to, or bounded by, a garden wall between 18 inches and 24 inches in height built on the frontage line(s).

Dwelling (or Residence): Premises used primarily for human habitation. Units shall not be less than

450 square feet in net area.

Dwelling: Live/Work Unit: A dwelling with the first story available as a commercial space, either independently of, or in conjunction with, the residential unit. As defined by the “City of Oxnard Mixed Use Development Policy”.

Dwelling: Multi-Family: A building accommodating multiple dwelling units disposed above and beside each other, sharing a common entry *point*.

Dwelling: Townhouse: A building with two or more single-family units attached with common walls, the façades reading continuously.

Dwelling: Second Unit (or Outbuilding, Accessory Building, Ancillary Building, Backyard Cottage, Garage Apartment, or Granny Flat): A secondary unit associated with a principal unit by ownership and shared lot. An outbuilding may be rented out but not sold separately. It is usually disposed adjacent to the rear lot line, and it is subject to specific limits of size and use to prevent overloading of the infrastructure. Typical limits are two stories with a maximum lot coverage of 450 sq. ft. (which is approximately the footprint of two cars within a garage below). Second units are often rented to single occupants.

Dwelling: Single-Family: A residence intended for the use of a single family.

EIR: Acronym for Environmental Impact Report.

Entitled or Entitlement: Permission to develop land uses according to the Specific Plan requirements.

Exterior Lighting: That lighting originating from fixtures located in public or private areas of RiverPark which can be seen from public spaces.

Facade: The vertical surface or surfaces of a building that is set parallel to a frontage line.

Frontage Line: The property line of a lot fronting a street or the boundary of an open space, such as a park, as designated on a regulating plan.

Front Lit Lettering: Fabricated letter form lighted by light fixtures mounted on the façade.

Front Porch: A roofed structure that is not enclosed, attached to the façade of a building.

Garage: A fully enclosed parking space on a residential parcel.

General Plan, 2020 General Plan: Refers to the City of Oxnard 2020 General Plan, with which the RiverPark Specific Plan must be consistent. The General Plan establishes the basic land uses and development intensities for the entire City of Oxnard, including RiverPark.

Gross Acreage: The site area measured between the center lines of bounding streets of a site. Where the site does not have a bounding street on one or more sides, the measurement is from the property line. See also *Net Acreage*.

Guidelines: Regulations governing development within the RiverPark Specific Plan Area that are recommended but not required.

Halo Lit Lettering: Opaque, fabricated metal letter form with internal luminous tubing, mounted a few inches off face of building. Illumination falls only on building surface immediately adjacent to letter, creating a halo effect.

Height: A limit to the vertical extent of a building that is measured in number of stories or feet, measured from the adjacent finish grade. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads, and similar structures, which may be of any height approved by the DAC.

Height, Average: Building height measured to the midpoint of a main roof structure.

Identification Signage: Signage that contains the name of a specific built facility, such as a retail structure or a school.

Independent Building: A building having no interior passage to an adjacent building. Independent buildings, even if by the same developer or owner, must be architecturally distinct if they are on adjacent lots.

Landscape Standards: The standards contained in Section 5 of the Specific Plan.

Land Use Type: Basic land use categories as defined in Section 2, such as Commercial and Residential.

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 2,831 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 30 d.u. per acre.

Net Acreage: The area of a site within its property lines. Distinguished from **Gross 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 Uses: Refers to the residential land use categories: Residential: Low-Medium (Single-Family); Residential: Medium (Townhouses); and Residential: High (Multi-Family Residential).

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.

Setback: The required horizontal distance between the structural envelope of a building and the lot lines of the lot on which it is located.

Shared Parking: Any parking space assigned to more than one use, where persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Signage Band: Constant horizontal band or fascia area of a façade, within which lettering must be placed.

Sign Area: The area of a courtyard wall or building wall sign shall be the area enclosed by the shortest line drawn to include all letters and logos, including all intervening space. The area of a freestanding monument sign shall be the area of the monument wall, excluding any base element designed to be obscured by plantings. The area of a projecting sign shall be the area of the sign panel, excluding architectural supporting brackets or hangers.

Single-Family Dwelling: A detached dwelling unit serving a single family. Second units, or “granny flats,” are also allowed on single-family lots.

Specially Permitted Use: Land uses that are incorporated in the Specific Plan but require a Special Use Permit granted by the City of Oxnard Planning Commission.

Special Use Permit: The permit granted by the City of Oxnard Planning Commission which is required in order to develop a Specially Permitted Use within RiverPark.

Specific Plan: The RiverPark Specific Plan.

Specific Plan Area: The land area within which the RiverPark Specific Plan applies. Boundaries of the Specific Plan Area are indicated on most Specific Plan plan view exhibits.

Standard: A mandatory requirement of the Specific Plan. Required land uses, densities and building types are examples of standards.

Story: A habitable floor level within a building. Individual spaces, such as lobbies and foyers, may exceed one story in height.

Street Lighting: Lighting placed adjacent to public streets intended to primarily illuminate the street, as distinguished from pedestrian lighting.

Street Space: The public space between opposing

setback lines and occupied by street, sidewalks and related landscaping. A street space functions not only as a circulation corridor, but as a “public room” or “public realm” which supports and is a setting for personal, interpersonal and community activities.

Street Wall: An opaque freestanding wall built on the required setback line with the purpose of masking parking from the street. Street walls shall be between four and five feet in height. They shall be constructed of material matching the adjacent building, or may be a continuous, maintained hedge of the stated height. Street walls may have openings to allow automobile access and shall have openings for pedestrian access, which may be gated.

Sub-Area: A portion of a Planning District within which a specific land use or combination of uses is designated.

Temporary Signage: Any signs, banners, pennants, valances, or advertising displays used for marketing purposes for a limited period of time.

Townhouse:

Town Master Planner/Architect (TMP) A design professional consultant responsible for advising the Master Developer regarding the conformance of individual project plans prepared by Builder/Developers with the vision, standards and guidelines of the Specific Plan and related documents. The TMP prepares a recommendation to the City indicating that a project plan is in conformance, or identifying those changes to the project plan which are necessary to bring it into conformance.

Transition Line: A horizontal line, the full width of a façade expressed by a material change or by a continuous balcony, setback or projection no more than three feet in depth.

Unit, or Residential Unit: A single dwelling unit, whether a single-family, detached dwelling, or a townhouse or apartment aggregated into a multi-family building containing multiple units.

US Route 101 Freeway: Interchangeable with the term “Ventura Freeway.”

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Vertical Mixed-Use: A land use overlay which allows retail or commercial uses on the ground level and residential uses above.

Vision or Specific Plan Vision: The basic and integrated set of intentions underlying the design of the Specific Plan as a whole, and of the Plans' standard and guidelines. The basic Standard to which each project plan must conform. The vision is described in a document separate and not a part of the approved Specific Plan.

Wayfinding Signage: A general term referring to an individual sign, or a system of signs, which assists people in locating, identifying and traveling to destinations within RiverPark.

Zoning Code: The Zoning Ordinance of the City of Oxnard.