



# CITY OF MOORPARK

799 Moorpark Avenue, Moorpark, California 93021  
Main City Phone Number (805) 517-6200 | Fax (805) 532-2205 | [moorpark@moorparkca.gov](mailto:moorpark@moorparkca.gov)

## HITCH RANCH SPECIFIC PLAN INITIAL STUDY



### PREPARED FOR:

City of Moorpark  
799 Moorpark Avenue  
Moorpark, CA 93021

### APPLICANT:

Comstock Homes  
2301 Rosecrans Avenue, Suite 1150  
El Segundo, CA 90245

### PREPARED BY:

Impact Sciences, Inc.  
811 W. 7<sup>th</sup> Street, Suite 200  
Los Angeles, CA 90017

July 2019



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## INITIAL STUDY FOR Hitch Ranch Specific Plan

### I. PROJECT

**Project Title:** Hitch Ranch Specific Plan

**Location:** Approximately 1,600 feet west of State Route 23, extending to approximately 1,400 feet west of Gabbert Road

**Assessor Parcel Number(s):**

Parcel 1: Assessor Parcel No: 511-0-020-11

Parcel 5: Assessor Parcel No: 511-0-020-18

Parcel 2: Assessor Parcel No: 511-0-020-13

Parcel 6: Assessor Parcel No: 511-0-020-19

Parcel 3: Assessor Parcel No: 511-0-020-16

Parcel 7: Assessor Parcel No: 511-0-200-22

Parcel 4: Assessor Parcel No: 511-0-020-17

**Parcel Size:** 270.64 acres

**Applicant:** Comstock Homes

**Owner:** Hitch Ranch, Milligan et. al.

**General Plan Designation:** Specific Plan No.1, with Agriculture 1 Overlay

**Zoning:** AE (Agricultural-Exclusive)

**Proposed Zoning:** Specific Plan

**Responsible or Trustee Agencies:**

US Department of the Interior Fish and Wildlife Service (USFWS), US Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), California Department of Transportation (Caltrans), State of California, Regional Water Quality Control Board (RWQCB), California Public Utilities Commission (CPUC), Ventura County Air Pollution Control District (VCAPCD), Ventura County Fire Protection

District (VCFPD), Ventura County Transportation  
Commission (VCTC), Ventura County Waterworks  
District No. 1, Ventura County Watershed  
Protection District (VCWPD)

**Tribal Consultation Requested:** ☒ YES ☐ NO

*Have any California Native American Tribes traditionally or culturally affiliated with the project area requested consultation pursuant to PRC Section 21080.3.1? As requested, the City will conduct outreach to the Coastal Band of Chumash Indians and Barbareno/Ventureno Band of Mission Indians.*

### **Project Location**

Regionally, the project site is located in southeastern Ventura County in the City of Moorpark, between the Simi Hills and Little Simi Valley. Locally, the project site is located in the rolling hills north of Poindexter Avenue, and west of Moorpark Avenue (State Route 23). Specifically, the site is approximately 270.64 acres, is located approximately 1,600 feet west of State Route 23, and extends to approximately 1,400 feet west of Gabbert Road. The regional location map (**Figure 1, Regional Location**) and site vicinity map (**Figure 2, Local Vicinity Map**) illustrate the project site in both a regional and local context.

### **Surrounding Land Uses**

Land uses surrounding the Hitch Ranch Specific Plan site, as well as their general plan and zoning designations are identified in **Table 1, Surrounding Land Uses**. Land uses surrounding the project site include Walnut Canyon Elementary School and a few single-family homes immediately to the east. In addition, a post office, the City Civic Center, Mansi Senior Housing Project, and Essex site are located to the east, and the Moorpark downtown area about 0.25 mile further east. A mix of institutional, residential, light industrial and commercial land uses occurs to the south. Among the uses to the south are Poindexter Park and Chaparral Middle School. Single-family homes, at rural densities, and open space are located to the west. Residential development and open space uses are located to the north. A Ventura County Watershed Protection District concrete flood control channel (Walnut Canyon Channel) borders the southern site boundary. The Ventura County Transportation Commission/Union Pacific Railroad tracks are located just south of the flood channel. Poindexter Avenue, immediately south of the railroad right-of-way, is a two-lane local collector between Moorpark Avenue on the east and Gabbert Road to the west.

**Table 1**  
**Surrounding Land Uses**

Direction (from Specific Plan Site)	Existing Land Use	Jurisdiction	General Plan Designation	Zoning Designation
North	Residential development	City of Moorpark	Low Density and Open Space	RPD, OS, RE1AC
South	Poindexter Park	City of Moorpark	Very High Density Residential (15 du/ac)	RPD-15U
	Chaparral Middle School	Moorpark Unified School District	School	RE
	Concrete flood control channel (Walnut Canyon Channel)	Ventura County Watershed Protection District	Specific Plan 1	AE
	Light industrial	City of Moorpark	Light Industrial	M1, RE
	Railroad tracks	Ventura County Transportation Commission/Union Pacific Railroad	Medium Industrial, Light Industrial, Medium Density Residential (4 du/ac), Very High Density Residential (15 du/ac), School	RE
		City of Moorpark	Light Industrial, Medium Industrial, General Commercial, Utilities	M-1, M-2, CPD
	Residential	City of Moorpark	Medium Density Residential (4 du/ac), Very High Density Residential (15 du/ac)	R-1-8, RPD-8.9U
	Commercial	City of Moorpark	Light Industrial, Medium Industrial, General Commercial, Utilities	M-1, M-2, CPD
East	Walnut Canyon Elementary School	Moorpark Unified School District	Specific Plan 9	RE
	Post office and civic center	City of Moorpark	Public/Institutional	I
	Vacant lot	City of Moorpark	Rural High Density Residential (4 du/ac)	RE
	Open space and residential	City of Moorpark	Rural Low Density Residential (1 du/5 ac)	RE-5AC
West	Single family homes	City of Moorpark	Rural High Density Residential (1 du/ac), Rural Low Density Residential (1 du/5 ac)	RE
	Light industrial	City of Moorpark	Industrial	M-2

Source: City of Moorpark General Plan

du: dwelling unit

ac: acre

R-P-D: Residential Planned Development

R-E: Rural Exclusive

O-S Open Space

-



## Site characteristics

The project site is designated in the *City of Moorpark General Plan* Land Use Element as Specific Plan Area 1, with an Agriculture 1 overlay and has a zoning of Agricultural Exclusive (AE). The specific plan designation is provided to address large-scale projects, and is intended to provide a planning tool for the systematic implementation of the general plan.

The 270.64-acre project site is undeveloped and vacant. Its topography contains hills and is characterized by a series of moderately sloped northeast and southwest-trending ridge spurs with intervening southwest-draining valleys. Fires in 2003 and 2006 completely burned the project site. An east-to-west trending knoll occurs in the south-central portion of the site. The flat area along the southern site periphery represents the geomorphic transition from hillside area to the valley area of Moorpark. The site is visible from Los Angeles Avenue (State Route 118). East-west-trending hills through the middle of the site block views of much of the site's interior from passing motorist or residents on the south side of Poindexter Avenue. Additional north-south-trending hills at the eastern and western ends of the site block views of the site's interior.

## Existing On-Site Land Uses

The project site is a gently rolling, 270.64-acre parcel located in the west/central portion of the City of Moorpark, between the Simi Hills and the Little Simi Valley (see **Figure 1**). The topography of the site ranges from a low elevation of 475 feet above mean sea level (msl) at the Gabbert Road railroad crossing, up to elevation 720 feet msl at the north edge of the site. Soils are mainly comprised of alluvium in the low areas, along with weakly cemented bedrock on the hillsides and hilltops. An east-west trending series of hills through the middle of the site blocks views of much of the site interior from passing motorists or residents on the south side of Poindexter Avenue. Additional north-south trending hills block views of the site interior, from vantage points to the east and west of the site.

The specific plan site is predominately undeveloped. The site contains limited improvements to accommodate existing land uses and includes dirt and semi-paved roads, along with remnants of grazing use, including corrals, fences, and watering facilities for grazing animals.

Public access to the site is presently available from Gabbert Road on the west and from Casey Road on the east. The majority of the site, approximately 243 acres, lies on rolling hills east of

Gabbert Road. The smaller balance of the site, approximately 28 acres, lies immediately west of Gabbert Road, and is comprised of two hills with an intervening valley area that widens out along the flood control channel at the south/southwest site boundary.

Eleven overhead electrical transmission lines, within two easements, traverse the western portion of the site in west-to-east and north-to-south alignments. These lines are part of Southern California Edison's (SCE) regional grid system, and they connect to the SCE Moorpark Substation located just southwest of the project site. Lines and voltage ranges include the local Gabbert 16-kilovolt (kV) line; the 66-kV Saugus-Moorpark-Santa Susana-Torrey line; the 220-kV Moorpark-Pardee No. 1, 2, and 3 lines; the 220-kV Moorpark-Santa Clara No. 1 and 2 lines; and the 220 kV Moorpark-Ormond Beach lines.

The project site historically was used for commercial grazing operations, and apricot production in the 1950s and infrequent limited dry farming since then. More recent farming ventures failed commercially and no crop farming has occurred on site for more than a decade. Remnants of the former apricot farming operations burned down in 2003. Limited grazing operations still occur on site. County of Ventura records indicate that at least 15 water wells have been drilled on the site. A water tank is also present in the site's northeastern periphery.

Due to the many years of crop production and grazing, the ground surface has been mostly disturbed and very little native vegetation remains. The predominant plant communities are non-native grassland, with scattered California sagebrush-deerweed, coyote brush scrub, mulefat scrub, and non-native woodland communities. Several stands of mature eucalyptus and pepper trees occur at scattered locations on the site. There are no oak trees or permanent waterways on the site.

Storm runoff flows overland south to the Walnut Canyon Channel, a concrete box channel along the south site boundary. Flat areas along the east side of Gabbert Road and along the south site boundary, extending several hundred feet on either side of Gabbert Road, are within a 100-year flood hazard zone, as mapped by the Federal Emergency Management Agency (FEMA).

### **Project Description:**

The proposed specific plan is designed as a mixed-density community that incorporates land uses, which would help to

- ⊙ satisfy a regional demand for housing and
- ⊙ provide local recreational and institutional uses for new residents.

The following discussion describes land uses proposed as part of the specific plan, the relationship of individual land uses within the framework of the overall land plan, and infrastructure improvements necessary to support the development as proposed.

**Table 2, Specific Plan Statistical Summary**, provides a summary of the proposed project in terms of the number of dwelling units, square footage of non-residential uses, and facility improvements, and **Figure 3, Specific Plan - Land Use Plan**, illustrates the proposed land plan.

The specific plan provides for the arrangement of various land uses on the 270.64-acre project site. Proposed land uses include several types/intensities of residential land uses, a neighborhood park site, an institutional use, and flood-control facilities. Other improvements include storm drains, water mains, sanitary sewer lines, electric lines, natural gas lines, and telephone and cable lines.

### **Residential Development**

Residential uses constitute a primary component of the Specific Plan. As proposed, implementation of the Specific Plan would result in the development of 755 dwelling units. **Table 2, Specific Plan Statistical Summary**, provides a summary of the proposed residential land use types and densities and approximate acreages devoted to each land use type. Proposed residential uses would consist of 755 dwelling units on 100.24 gross acres including 261 single-family units on 59.94 acres and 494 multi-family units on 34.33 acres. Single-family structures would be one and two stories in height, while multi-family structures would be two and three stories in height. The densities for single-family dwelling units range from 1.29 to 2.92 (gross) dwelling units per acre (low to medium density); multi-family unit density would be 7.68 to 14.81 (gross) dwelling units per acre. Single-family dwelling units are proposed for Planning Areas 1 and 2, and multi-family dwelling units are proposed for Planning Areas 3 and 4.

**Table 2**  
**Specific Plan Statistical Summary**

<b>Area</b>	<b>Land Use</b>	<b>Acres</b>	<b>Dwelling Units/Acre</b>	<b>Dwelling Units (du)</b>
<b>Planning Area 1</b>	Single-Family Dwelling Units	25.86	1.29 gross	84 du
	Natural Open Space	19.69		
	Manufactured Slopes	<u>19.41</u>		
	<b>Subtotal</b>	<b>64.96</b>		
<b>Planning Area 2</b>	Single-Family Dwelling Units	34.08	2.92 gross	177 du
	Natural Open Space	7.56		
	Manufactured Slopes	14.91		
	Recreation Lot	2.65		
	Passive Recreation Lot	<u>1.32</u>		
	<b>Subtotal</b>	<b>60.52</b>		
<b>Planning Area 3</b>	Multi-Family Dwelling Units	23.46	7.68 gross	253 du
	Manufactured Slopes	5.40		
	Recreation Lot	<u>4.1</u>		
	<b>Subtotal</b>	<b>32.96</b>		
<b>Planning Area 4</b>	Multi-Family Dwelling Units	10.87	14.81 gross	241 du
	Manufactured Slopes	5.40		
	<b>Subtotal</b>	<b>16.27</b>		
<b>Planning Area 5</b>	Open Space	3.37		
<b>Planning Area 6</b>	Open Space	29.10		
<b>Public Facilities</b>	Park (adjacent to Civic Center)	6.00		
	North Hills Parkway	11.97		
	"A" Street	4.36		
	Meridian Hills Drive	3.03		
	Casey Road	1.37		
	High Street	6.64		
	Gabbert Road	2.86		
	VCWPD Easement	2.70		
	Detention Basin 3	12.27		
	Detention Basin 2	5.96		
	Detention Basin 2b	<u>6.30</u>		
	<b>Subtotal</b>	<b>63.46</b>		
	<b>Totals</b>	<b>270.64</b>	2.79 gross	755 du

The proposed project will comply with the City of Moorpark General Plan affordable housing policies and the provision of affordable housing, the manner of which will be detailed in the negotiated Development Agreement.

## **Parks and Recreational Uses**

Four private recreation areas are proposed as part of the specific plan. Within Planning Area 2, 3.97 acres of passive and active (1.32 passive and 2.65 active) recreation area is planned. Planning Area 3 is proposed to have up to 4.1 acres of recreation area. Another private recreation area has been designated within Planning Area 4 with the area to be determined. A 6-acre public park is proposed in the southeast corner of the specific plan area, adjacent to the City of Moorpark Civic Center property.

## **Open Space**

### ***Natural Open Space***

“Natural Open Space” is defined as an undeveloped area within the project site, which would remain in its existing condition. A 200-foot fuel modification zone would occur between the natural area and on-site structures. A total of 59.72 acres of natural open space is proposed—the largest area (29.10 acres) being situated in Planning Area 6 west of Gabbert Road. Other natural open space areas are located in Planning Area 1 (19.69 acres) and Planning Area 2 (7.56 acres). This area would provide a buffer between existing residential uses located west of the project site and the single-family residences proposed in Planning Areas 1 and 2.

### ***Manufactured Slopes***

Approximately 45.12 acres of the project site are designated as manufactured slopes. Where possible and there is available area to provide for contour grading, the applicant would provide for such grading. The areas that are characterized as graded slopes are adjacent to proposed residential uses in Planning Areas 1 through 4. It is anticipated that these areas would be landscaped with drought-tolerant plants, primarily native or appropriate adaptive plant species. Landscaping would not only serve to stabilize graded slopes (to prevent erosion), but also soften the visual aspect of the project due to site grading for building pads and roadways.

## **Public Facilities**

Some required portions of the Ventura County Watershed Protection District (previously the Ventura County Flood Control District) flood-control master plan facilities are incorporated as part of the proposed project; these facilities would serve the project site and provide flood control for the local drainage basin (i.e., Gabbert and Walnut Canyons). These facilities were identified as part of the *Gabbert and Walnut Canyon Channels Flood Control Deficiency Study*,

which was prepared for the Ventura County Flood Control District (dated March 1997). As proposed, the specific plan designates three sites for use as detention basins, with a total area of approximately 24.53 acres: Detention Basin 3 is approximately 12.27 acres and is located south of Planning Area 4, Detention Basin 2 is approximately 5.96 acres in size and is located east of proposed Gabbert Road south of North Hills Parkway, and Detention Basin 2B is approximately 6.30 acres and is located east of Gabbert Road north of North Hills Parkway. All three basins are designed as soft-bottom facilities, which would ultimately drain to the Ventura County Watershed Protection District (VCWPD) channel (Walnut Canyon Channel) located along the southern perimeter of the project site. It is anticipated that these basins would ultimately be operated and maintained by VCWPD.

In addition to the previously identified drainage basins, the proposed specific plan includes a 2.70-acre VCWPD easement along the southern project boundary.

### **Institutional Uses – Public Parkland**

Approximately 6.0 net acres of public parkland is proposed in the southeast corner of the specific plan area. This designated public park land would be dedicated to the City of Moorpark and would meet the requirements of the General Plan for dedication to allow development of park uses and community service centers. While the public park is tentatively planned to include athletic fields (including softball) and an aquatic facility, the specific improvements will ultimately be determined by the negotiated Development Agreement.

### **Circulation System**

Regional access to the project site would be provided by Los Angeles Avenue (SR-118) and Moorpark Avenue (SR-23). Los Angeles Avenue provides access east to the SR-23 and SR-118.

Components of the access plan are illustrated on **Figure 2.0-3**. All “named” streets on **Figure 2.0-3** (including A Street) would be public and all other project streets would be private. The primary access to the project site would be provided via extensions of Casey Road and High Street to the west and a connection to North Hills Parkway, a planned arterial. The proposed specific plan incorporates several roadway improvements in addition to roadways internal to each Planning Area. These roadways include (1) dedication of right-of-way and partial construction for North Hills Parkway (11.97 acres); (2) dedication of the Casey Road right-of-way (1.37 acres) and roadway construction; (3) dedication of “A” Street (4.36 acres), (4) High

Street (6.64 acres) right-of-way and roadway construction, (5) Meridian Hills Drive (3.03 acres) right-of-way and roadway construction; and (6) dedication of the Gabbert Road right-of-way (2.86 acre) and roadway construction.

As indicated in the Moorpark's General Plan Circulation Element, North Hills Parkway would ultimately be constructed as a four-lane roadway that would extend from the interchange of SR 118 and Princeton Avenue west through the central portion of the project site to Los Angeles Avenue west of Gabbert Road. The Hitch Ranch development would fully grade the roadway cross-section from Gabbert Road to the easterly property boundary of Hitch Ranch and construct the southerly two-lane barrel of the roadway improvements between Gabbert Road and "A" Street.

As proposed, Gabbert Road would be a four-lane arterial roadway constructed within a 94-foot right-of-way from the point of connection with Poindexter Avenue, crossing the Union Pacific Railroad tracks and continuing to North Hills Parkway. Northerly of North Hills Parkway Gabbert Road would taper back to existing width at the northwestern boundary of Hitch Ranch.

Meridian Hills Drive would be extended to the south from the existing terminus within the Meridian Hills community in to Hitch Ranch with a connection to Street "A" at North Hills Parkway.

"A" Street would serve as a connector between North Hills Parkway, Poindexter Road, and the future extension of High Street. This two-lane local collector roadway would be constructed within a 50- to 70-foot right-of-way, and would provide direct site access to Planning Areas 2, 3, and 4.

High Street would be extended from its current terminus east of the project site adjacent to the U.S. Post Office along the northern side of the Union Pacific railroad tracks to Gabbert Road.

Casey Road also would be extended from its current terminus east of the project site adjacent to Walnut Canyon School to provide access to Planning Areas 2, 4, and 5, and would be widened to provide for an a right-of-way up to 76-foot in width from approximately 450 feet west of Walnut Canyon Road west through the project to Street "A".

A detailed description of the local and regional circulation systems, along with a detailed analysis of potential traffic impacts will be provided in the EIR.

## **Infrastructure**

Natural gas and electrical service to the project site would be provided by extending existing lines, which serve existing urban uses to the west, east, and south of the site. The size and location of lines that would serve the proposed project would be determined when individual tract maps are prepared for each phase of the project. A detailed analysis of these services will be provided in the EIR.

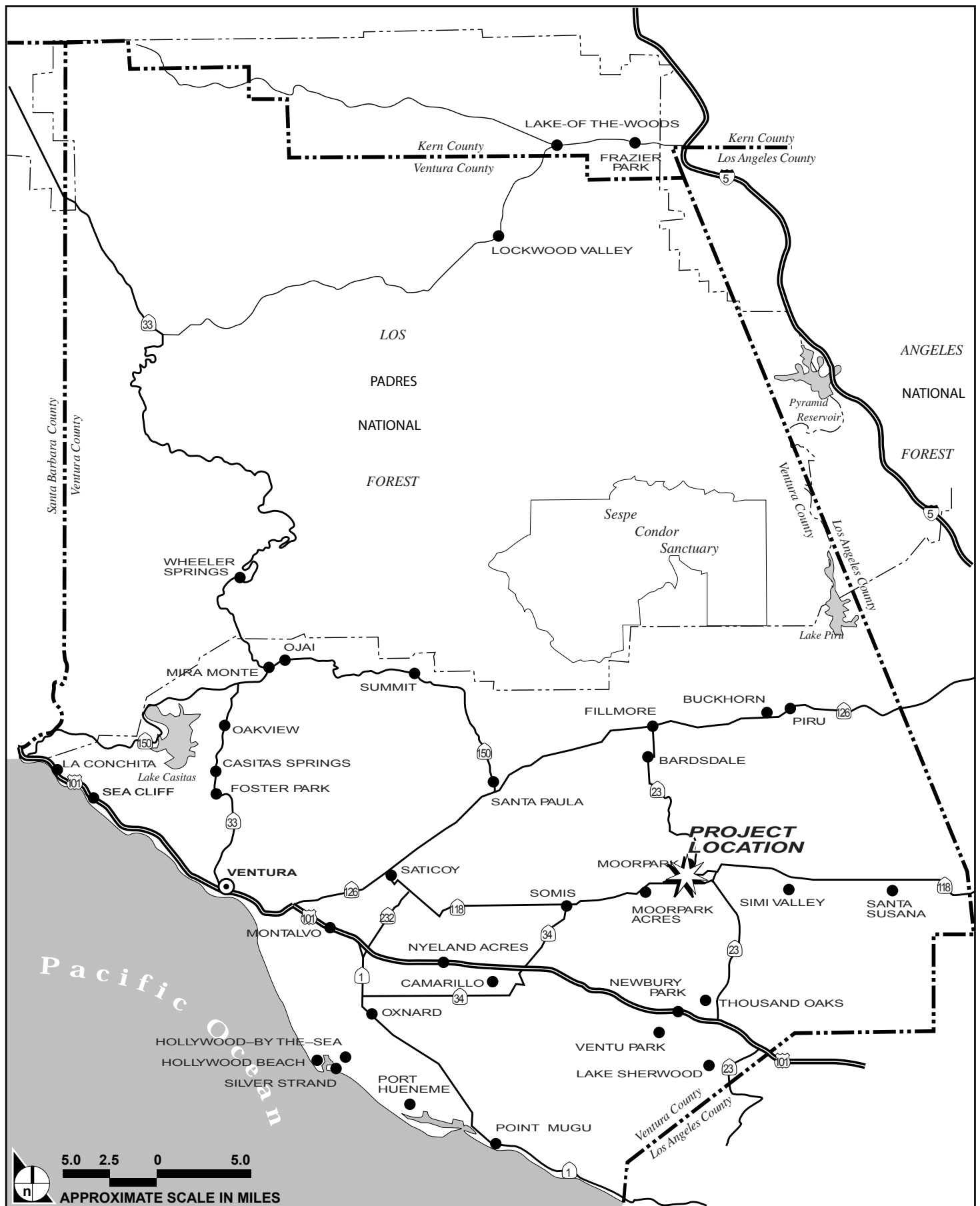
Water service to the project site would be provided by the Ventura County Waterworks District No. 1. Domestic water service would be connected at the site boundary at Meridian Hills Drive, High Street, Poindexter Avenue and Casey Road and be pressure-looped through the project site. Currently, there are 8-inch water mainlines in Poindexter Avenue, Casey Road and Gabbert Road; these lines would be inter-connected to serve the project site. The precise configuration of the water service system for the proposed project would be determined when individual tract maps are prepared for each phase of the project. A detailed discussion of water service will be provided in the EIR.

Ventura County Waterworks District No. 1 would provide sanitary service for the project site. Two sewer lines in Gabbert Road (12 inch) and Poindexter Avenue (18 inch) would provide service for the project site. An offsite gravity sewer connection is proposed in Poindexter Avenue at Sierra Avenue. The onsite connecting sewer main would run perpendicular to and beneath the Walnut Canyon storm drain and the Union Pacific Railroad/Metro Rail tracks. No interference in rail operations is anticipated as the sewer main would be installed utilizing a bore pit and jacking method of installation. The configuration of the sewage collection system for the project will be determined at the time individual tract maps are prepared for each phase of the project. A detailed analysis of sewer service will be provided in the EIR.

## **Grading**

Grading of the project site would involve the cut and fill approximately 2.5 million cubic yards of earth, which would be balanced on site. Maximum cut slopes would be approximately 50 feet high, and maximum fill areas would be approximately 75 feet high. Approximately 210.92 acres (78 percent) of the project site would be graded under of implementation of the proposed specific plan. Approximately 59.72 acres (22 percent) of the project site would remain undisturbed. Of the total graded area 24.53 acres would be returned to open space in the form of detention basins, ultimately providing 84.25 total acres (31 percent) of natural and detention basin open space within the specific plan area.





SOURCE: Impact Sciences, Inc. – October 2006

FIGURE 1



## Project Vicinity

Specific Plan Statistical Summary

	A	B	C	D	E	F
1	Planning Area 1	LAND USE	AC	DU/AC		
2		Single Family Detached Units	2,548		84	40
3		Natural Open Space	1,010			30
4		Manufactured Storage	1,041	1.20	84	30
5		TOTAL	4,599			100
6	Planning Area 2	Single Family Detached Units	3,408		177	56
7		Natural Open Space	7,054			13
8		Manufactured Storage	7,054			13
9		Recreation Lot	2,55			4
10		Private Use Lot	1,32			2
11		TOTAL	20,522	2.52	177	100
12	Planning Area 3	Multi-Family Detached Units	2,548		253	71
13		Manufactured Storage	5.4			15
14		Recreation Lot	5.4			15
15		TOTAL	32.96	7.68	253	100
16	Planning Area 4	Multi-Family Detached Units	1,037		241	67
17		Manufactured Storage	16.27	14.81	241	100
18		TOTAL	1,053			
19	Planning Area 5	Open Space	3.37			100
20		TOTAL	3.37			100
21	Planning Area 6	Open Space	2.91			100
22		TOTAL	2.91			100
23	Public Facilities	Public Facilities	1.5			100
24		Public Facilities	1.5			100
25		TOTAL	1.5			100
26	Public Facilities	Public Facilities	1.5			100
27		Public Facilities	1.5			100
28		TOTAL	1.5			100
29	Public Facilities	Public Facilities	1.5			100
30		Public Facilities	1.5			100
31		TOTAL	1.5			100
32	Public Facilities	Public Facilities	1.5			100
33		Public Facilities	1.5			100
34		TOTAL	1.5			100
35	Public Facilities	Public Facilities	1.5			100
36		Public Facilities	1.5			100
37		TOTAL	1.5			100
38	Public Facilities	Public Facilities	1.5			100
39		Public Facilities	1.5			100
40		TOTAL	1.5			100
41	Public Facilities	Public Facilities	1.5			100
42		Public Facilities	1.5			100
43		TOTAL	1.5			100
44	Public Facilities	Public Facilities	1.5			100
45		Public Facilities	1.5			100
46		TOTAL	1.5			100
47	Public Facilities	Public Facilities	1.5			100
48		Public Facilities	1.5			100
49		TOTAL	1.5			100
50	Public Facilities	Public Facilities	1.5			100
51		Public Facilities	1.5			100
52		TOTAL	1.5			100
53	Public Facilities	Public Facilities	1.5			100
54		Public Facilities	1.5			100
55		TOTAL	1.5			100
56	Public Facilities	Public Facilities	1.5			100
57		Public Facilities	1.5			100
58		TOTAL	1.5			100
59	Public Facilities	Public Facilities	1.5			100
60		Public Facilities	1.5			100
61		TOTAL	1.5			100
62	Public Facilities	Public Facilities	1.5			100
63		Public Facilities	1.5			100
64		TOTAL	1.5			100
65	Public Facilities	Public Facilities	1.5			100
66		Public Facilities	1.5			100
67		TOTAL	1.5			100
68	Public Facilities	Public Facilities	1.5			100
69		Public Facilities	1.5			100
70		TOTAL	1.5			100
71	Public Facilities	Public Facilities	1.5			100
72		Public Facilities	1.5			100
73		TOTAL	1.5			100
74	Public Facilities	Public Facilities	1.5			100
75		Public Facilities	1.5			100
76		TOTAL	1.5			100
77	Public Facilities	Public Facilities	1.5			100
78		Public Facilities	1.5			100
79		TOTAL	1.5			100
80	Public Facilities	Public Facilities	1.5			100
81		Public Facilities	1.5			100
82		TOTAL	1.5			100
83	Public Facilities	Public Facilities	1.5			100
84		Public Facilities	1.5			100
85		TOTAL	1.5			100
86	Public Facilities	Public Facilities	1.5			100
87		Public Facilities	1.5			100
88		TOTAL	1.5			100
89	Public Facilities	Public Facilities	1.5			100
90		Public Facilities	1.5			100
91		TOTAL	1.5			100
92	Public Facilities	Public Facilities	1.5			100
93		Public Facilities	1.5			100
94		TOTAL	1.5			100
95	Public Facilities	Public Facilities	1.5			100
96		Public Facilities	1.5			100
97		TOTAL	1.5			100
98	Public Facilities	Public Facilities	1.5			100
99		Public Facilities	1.5			100
100		TOTAL	1.5			100



Note 1: Parcel to be decided to the City of Moorpark

SOURCE: Comstock Homes, 2019

FIGURE 3

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics                  | <input type="checkbox"/> Agriculture and Forestry Resources  | <input checked="" type="checkbox"/> Air Quality                        |
| <input checked="" type="checkbox"/> Biological Resources        | <input checked="" type="checkbox"/> Cultural Resources       | <input checked="" type="checkbox"/> Energy                             |
| <input checked="" type="checkbox"/> Geology / Soils             | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials                 |
| <input checked="" type="checkbox"/> Hydrology / Water Quality   | <input checked="" type="checkbox"/> Land Use / Planning      | <input type="checkbox"/> Mineral Resources                             |
| <input checked="" type="checkbox"/> Noise                       | <input checked="" type="checkbox"/> Population / Housing     | <input checked="" type="checkbox"/> Public Services                    |
| <input checked="" type="checkbox"/> Recreation                  | <input checked="" type="checkbox"/> Transportation           | <input checked="" type="checkbox"/> Tribal Cultural Resources          |
| <input checked="" type="checkbox"/> Utilities / Service Systems | <input checked="" type="checkbox"/> Wildfire                 | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION (To be completed by the Lead Agency):**

On the basis of this initial evaluation:

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

Signature

Date

July 2, 2019



#### EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect is significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analyses Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources. A source list should be attached and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

Issues:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:</b>					
a)	Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

**a) Have a substantial adverse effect on a scenic vista?**

***Potentially Significant Impact.*** Publicly available long-range views of the Project Site are available from segments of nearby roadways including Walnut Canyon Road, Poindexter

Avenue and Gabbert Road with intermittent obstruction due to intervening topography and vegetation. Nonetheless, views of and across the Project Site would be expected to change with implementation of the Project. This issue will be analyzed further in the EIR.

**b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

*Less Than Significant Impact.* There are no roadways, highways, or areas within or immediately adjacent to the specific plan site that have been designated by the City of Moorpark or Ventura County as scenic corridors or highways. According to the City of Moorpark's *Open Space, Conservation & Recreation Element*, the nearest scenic corridor is Walnut Canyon Road located approximately 500 feet to the east of the project site. No highways in the vicinity of the specific plan site are currently on the Caltrans list of officially designated state or county scenic highways. The *County of Ventura General Plan Resources Element* designates SR-118 as eligible for state scenic highway status; SR-118 is approximately 1/2-mile south the project site and is not visible due to the relatively flat topography and intervening structures.

As such, the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, as none of these resources exist on or near the project site. Impacts would be less than significant and no further analysis is required in the EIR.

**c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings?**

*Potentially Significant Impact.* The Hitch Ranch Specific Plan project would construct up to 755 new dwelling units on a site that is currently undeveloped. Construction would occur incrementally over a period of several years, with market conditions ultimately dictating phasing of the remaining portions of the project. Short-term impacts would fall within several categories of visual impacts. Mass grading would affect existing topography, vegetation cover, and vistas. Throughout much of the grading, large construction vehicles would be visible from adjacent (and some distant) vantage points. Barren slopes and new development in various stages of construction would be intermittently visible throughout the development of the project. This issue will be analyzed further in the EIR.



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

*Potentially Significant Impact.* Light impacts are typically associated with the use of artificial light during the evening and nighttime hours. Glare may be a daytime occurrence caused by the reflection of sunlight or artificial light from highly polished surfaces, such as window glass and reflective cladding materials, and may interfere with the safe operation of a motor vehicle on adjacent streets. Daytime glare is common in urban areas and is typically associated with mid- to high-rise buildings with exterior façades largely or entirely comprised of highly reflective glass or mirror-like materials. Nighttime glare is primarily associated with bright point-source lighting that contrasts with existing low ambient light conditions.

The Hitch Ranch Specific Plan project would construct up to 755 new dwelling units on a site that is currently undeveloped. Lighting of the proposed project would constitute a substantial new light source in the City and would alter the current character of the site. This issue will be analyzed further in the EIR.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>II. AGRICULTURE AND FORESTRY RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- |    |   |                          |                          |                                     |                                     |
|----|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c) | Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) | Result in the loss of forest land or conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Discussion:**

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

*Less Than Significant Impact.* The City of Moorpark's General Plan designates the site as Specific Plan No.1, with Agriculture 1 Overlay. The project site would be converted to a mix of residential, open space and recreational uses.

Implementation of the proposed project would result in the loss of Farmland of Local Importance (96.4 acres) and grazing land (172.9 acres). Based on data from the California Department of Conservation 2012-2014 Land Use Conversion Report, Ventura County lost 295 acres of Farmland of Local Importance but gained 686 acres, for a net gain of 391 acres during the reporting period. Ventura County also lost approximately 69 acres of grazing

land between 2012-2014.<sup>1</sup> The loss of agriculture resources is limited to Farmland of Local Importance and grazing lands, and does not include Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, the loss of this resource is not considered a significant, unavoidable impact; project impacts would be less than significant, and no further analysis is required in the EIR.

**b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

*Less Than Significant Impact.* The California Land Conservation Act, better known as the Williamson Act, has been the state's most important agricultural land protection program since its enactment in 1965.<sup>2</sup> Fundamentally, the Williamson Act is a state policy administered by local governments. Local governments are not mandated to administer the act, but those that do have some latitude to tailor the program to suit local goals and objectives. The project site does not contain any lands covered by a Williamson Act contract.

The project site is currently zoned AE (Agricultural-Exclusive). The Land Use Element of the *Moorpark General Plan* designates the project site as Specific Plan Area 1. The proposed Hitch Ranch Specific Plan has been prepared to regulate development on the entire project site. The specific plan would provide the land use policies and development standards for the project site, revising the current zoning ordinance, and amending the general plan as the means of regulating the design and development of the project site. The development proposal is consistent with the allowable land use mixes and densities within the *Moorpark General Plan's* Specific Plan Area 1. The Hitch Ranch Specific Plan applies the *City of Moorpark General Plan* as the fundamental guiding policy for project implementation and, thus, is a site-specific interpretation of the City's general plan goals. Therefore, implementation of the proposed project would not conflict with existing zoning, and impacts would be less than significant, and no further analysis is required in the EIR.

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<sup>1</sup> Source: California Department of Conservation, Department of Land Resource Protection, Farm Land Management Program, 2012-2014 Agricultural Land Conversion Report, [http://www.conservation.ca.gov/dlrp/fmmp/Documents/fmmp/pubs/2012-2014/conversion\\_tables/vencon14.xls](http://www.conservation.ca.gov/dlrp/fmmp/Documents/fmmp/pubs/2012-2014/conversion_tables/vencon14.xls), (2012-2014 is the most recent data available), accessed March 1, 2019.

<sup>2</sup> California Government Code Sections 51200 et seq.

- c) **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland production (as defined by Government Code section 51104(g))?**

*No Impact.* There are no forest lands or timberlands on the Project Site and the site is not zoned for such uses; therefore no impact would occur. No further analysis is required in the EIR.

- d) **Result in the loss of forest land or conversion of forest land to non-forest use?**

*No Impact.* There are no forest lands or timberlands on the Project site, thus the proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use; therefore no impact would occur. No further analysis is required in the EIR.

- e) **Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?**

*Less Than Significant Impact.* Under the proposed project, the project site would be converted to a mix of residential, open space and recreational uses on land that is currently identified in the General Plan as 'Specific Plan Area 1' and zoned for AE (Agricultural-Exclusive). However, for reasons previously discussed above, the proposed project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use; therefore impacts would be less than significant. No further analysis is required in the EIR.

Issues:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:</b>					
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

**a) Conflict with or obstruct implementation of the applicable air quality plan?**

*Potentially Significant Impact.* The Ventura County Air Pollution Control District (VCAPCD) adopted the 2016 Ventura County Air Quality Management Plan (AQMP) on February 14, 2017. The 2016 AQMP presents Ventura County's strategy (including related mandated elements) to attain the 2008 federal 8-hour ozone standard by 2020, as required by the federal Clean Air Act Amendments of 1990 and applicable U.S. EPA clean air regulations.

The proposed project would generate long-term operational emissions that could potentially exceed VCAPCD regional significance thresholds. These issues will be analyzed further in the EIR.

**b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?**

*Potentially Significant Impact.* Short-term air pollutant emissions would occur during site preparation and construction activities associated with the proposed project. Construction activities have the potential to generate fugitive dust, stationary-source emissions, and mobile-source emissions. Construction emissions can vary substantially from day to day, depending on the level of activity, type of machinery in use, and for fugitive dust, the prevailing weather conditions.

In addition, the proposed project would generate long-term operational emissions that could potentially exceed VCAPCD regional significance thresholds. These issues will be analyzed further in the EIR.

**c) Expose sensitive receptors to substantial pollutant concentrations?**

*Potentially Significant Impact.* An impact is significant if sensitive receptors (such as children and the elderly) are exposed to substantial pollutant concentrations such as toxic air contaminants (TACs) and CO concentrations. Sensitive receptors include residences, schools, playgrounds, childcare centers, athletic facilities, churches, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. The land uses located within the vicinity of the project site that are sensitive to air pollution include residential uses, schools, churches, and parks. The EIR will evaluate the potential for the construction and operation of the proposed project to exceed VCAPCD's localized significance thresholds (LSTs) in accordance with VCAPCD's guidance methodology, generate traffic that results in significant CO hotspots, or generate substantial TACs.

**d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?)**

*Less Than Significant Impact.* The VCAPCD Guidelines recommend that a proposed project include an assessment of the potential to cause a public nuisance by subjecting surrounding land uses to objectionable odors. A public nuisance is defined by VCAPCD Rule 51 (Nuisance) as:

*such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or to the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.*<sup>3</sup>

Potential sources that may emit odors during the construction activities include equipment exhaust and architectural coatings. Odors from these sources would be localized and generally confined to the project site. Development of the proposed project would utilize typical construction techniques, and the odors would be typical of most construction sites. Additionally, the odors would be temporary, and VCAPCD regulations and complaint programs that govern nuisances would regulate any occasional odors associated with on-site uses. A less than significant impact relative to an odor nuisance would occur during construction associated with the proposed project.

Land uses that are typically associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed project would not include any of these odor-producing uses; odors associated with project operation would be limited to on-site waste generation and disposal and occasional minor odors generated during food preparation activities. Furthermore, all trash receptacles would be covered and properly maintained in a manner as to minimize odors, as required by City of Moorpark and Ventura County Health Department regulations, and be emptied on a regular basis. Therefore, the implementations of the proposed project would not generate objectionable odors affecting a substantial number of people. Impacts related to odors would be less than significant, and no further analysis is required in the EIR.

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<sup>3</sup> Ventura County Air Pollution Control District, *Ventura County Air Quality Assessment Guidelines*, (2003) 6-10.



Issues:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IV. BIOLOGICAL RESOURCES. Would the project:</b>					
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- |    |   |                                     |                          |                          |                                     |
|----|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| e) | Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| f) | Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion:**

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

*Potentially Significant Impact.* The project site is currently vacant, and therefore has the potential to support special status/sensitive species. Therefore, development of the project site could have a substantial adverse effect, either directly or through habitat modifications, on a species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service. This issue will be analyzed further in the EIR.

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

*Potentially Significant Impact.* The project site is currently vacant, and therefore has the potential to support a sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Therefore, development of the project site could have a substantial adverse effect on a sensitive natural community. This issue will be analyzed further in the EIR.

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

*Potentially Significant Impact.* During the April 2019 field visit, a preliminary assessment of waters of the State and US was made for any on-site drainages located within the proposed project site. The goal of this field visit was to determine the locations and conditions of potential jurisdictional resources, and it did not constitute a comprehensive delineation of federal and state jurisdictional waters and streams. A more detailed delineation and impact analysis would be required for submittal to the USACE, the RWQCB, and the CDFW for review and concurrence, as part of the permitting phase, prior to commencement of the proposed project.

In the western portion of the site, mulefat thicket is supported by seasonal flows that originate off-site and infiltrate into on-site soils at the downstream terminus of sandy deposits lacking a definable bed and bank. This feature is non-linear and totals approximately 0.40 acres.

In the northeastern portion of the site, storm water flows, partially originating from the southern terminus of Meridian Hills Drive, have eroded a gully into the slopes leading to a natural drainage course with a defined bed and bank and supporting scattered emergent individuals of blue elderberry and other indicators of elevated soil moisture. This feature is approximately 560 ft. long and encompasses approximately 0.11 acres. In 2018, additional soil erosion of the gully was observed from recent rainfalls.

Because of their hydrologic isolation from navigable waters neither of these two drainage features qualifies as waters of the United States, and neither would therefore comprise USACE jurisdiction. However, the presence of hydric soils in both, and the presence of a defined bed and bank in the eastern drainage suggest the CDFW would take jurisdiction over each.

Along the southern boundary of the site, storm water flows through a rectangular channel that extends the entire length of the southern edge of the project site. Although there is no riparian habitat within this channel, it is potentially jurisdictional under CDFW regulations due to the hydrological connectivity it provides to Calleguas Creek.

These issues will be analyzed further in the EIR.

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

*Potentially Significant Impact.* Wildlife movement corridors are generally defined at the regional level as habitat linkages that connect large and otherwise disjunct open space areas such as local, state, and national parks, forests, preserves, and wilderness areas. Within these habitat linkages, riparian strips, canyon bottoms, drainages, and even dirt roads and trails are used to facilitate movement. However, within a large natural habitat block or patch, these features are generally not referred to as movement corridors but, rather, travel paths to facilitate movement within the habitat patch. This issue will be analyzed further in the EIR.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?**

*Potentially Significant Impact.* Mature non-native trees, which are of local special interest, are present on the site. The City of Moorpark tree ordinance (No. 101) provides for the protection of mature trees with a cross-sectional area of all major stems of 72 or more square inches, as measured at 4.5 feet above the root crown. This issue will be analyzed further in the EIR.

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

*No Impact.* There is no habitat conservation plan in place or proposed for this region. Therefore, no impacts to such a plan would occur as a result of construction and operation of the proposed project, and no further analysis is required in the EIR.

Issues:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>V. CULTURAL RESOURCES. Would the project:</b>					
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

**a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?**

***Potentially Significant Impact.*** Prior to the October 2003 fire, there were vacant farming operations on a hilltop in the center of the project site. Also present were the burned remains of a single-family residence and accessory buildings next to the western terminus of Casey Road, at the eastern site boundary. None of these structures remain on the project site as a result of the fires in 2003 and 2006. These structures were of relatively recent origin (constructed in the last 50 years) and were not of any historical significance. As a result, the proposed Specific Plan would have no direct impacts on historic resources.

However, there is one identified architectural historical resources within a 0.5-mile radius of the project site, located on the northwest corner of High Street and Moorpark Avenue. Should the results of the traffic analysis determine that High Street would need to be widened to mitigate traffic impacts, this historic resources could be impacted. This issue will be analyzed further in the EIR.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?**

*Potentially Significant Impact.* Given the ethnographic, prehistoric, and historic setting of the general area, there remains the possibility of archaeological resources being present on the project site. This issue will be analyzed further in the EIR.

- c) Disturb any human remains, including those interred outside of formal cemeteries?**

*Potentially Significant Impact.* Given the ethnographic, prehistoric, and historic setting of the general area, there remains a very remote the possibility of human remains, interred outside of a formal cemetery being present on the project site. This issue will be analyzed further in the EIR.

Issues:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VI. ENERGY. Would the project:</b>					
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

**Potentially Significant Impact.** The proposed project will generate an increased demand for electricity and natural gas services provided by Southern California Edison and the Southern California Gas Company. While the development of the proposed project is not anticipated to cause the wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, this issue will be analyzed further in the EIR.

- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

**Potentially Significant Impact.** The proposed project will generate an increased demand for electricity and natural gas services provided by Southern California Edison and the Southern California Gas Company. While the development of the proposed project is not anticipated to conflict with or obstruct a state or local plan for renewable energy or energy efficiency, this issue will be analyzed further in the EIR.

Issues:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VII. GEOLOGY AND SOILS. Would the project:</b>					
a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii)	Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv)	Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



- |    |  |                                     |                          |                          |                                     |
|----|--|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| c) | Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| d) | Be located on expansive soil, as defined in Table 18.1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| e) | Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

**Discussion:**

- a) **Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:**
- i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**
  - ii) **Strong seismic ground shaking?**
  - iii) **Seismic-related ground failure, including liquefaction?**
  - iv) **Landslides?**

***Potentially Significant Impact.*** The Specific Plan site is located in a seismically active region, and is in close proximity to several active and potentially active faults in southern California. These issues will be analyzed further in the EIR.

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

***Potentially Significant Impact.*** Site grading during the construction phases of the proposed project would involve a substantial amount of earth movement. Unless preventative control measures are implemented, short-term wind and water driven erosion of soils from the project could occur. These issues will be analyzed further in the EIR.

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

***Potentially Significant Impact.*** Development on the Specific Plan site has the potential to locate structures on sites susceptible to landslide, lateral spreading, subsidence, liquefaction, or collapse. These issues will be analyzed further in the EIR.

**d) Be located on expansive soil, as defined in Table 18.1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?**

***Potentially Significant Impact.*** Expansive materials, if left untreated, can cause damage to structures, including cracking, heaving, and buckling of foundations. Alluvial deposits at the Specific Plan site have a low to very low expansion potential. However, there may be small, localized areas of moderate to highly expansive soils. This issue will be analyzed further in the EIR.

**e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

***No Impact.*** Ventura County Waterworks District No. 1 would provide sanitary service for the project site. Two sewer lines in Gabbert Road (12 inch) and Poindexter Avenue (18 inch) would provide service for the project site. The configuration of the sewage collection system for the project will be determined at the time individual tract maps are prepared for each phase of the project. As such, no septic tanks or alternative waste water systems would be

used for the proposed project and no impact would occur. No further analysis is required in the EIR.

**f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

*Potentially Significant Impact.* Site grading during the construction phases of the proposed project would involve a substantial amount of earth movement, leading to the potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. This issue will be analyzed further in the EIR.

Issues:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VIII. GREENHOUSE GAS EMISSIONS.</b>					
<b>Would the project:</b>					
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

**a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

**Potentially Significant Impact.** The proposed project is expected to generate an increase in greenhouse gas (GHG) emissions associated with construction activities and normal project operational activities. To date, the VCAPCD has not adopted or recommended thresholds of significance for the evaluation of GHG impacts associated with general development projects. Instead, the VCAPCD recommends that lead agencies in Ventura County consider the draft thresholds of significance being considered by the South Coast Air Quality Management District (SCAQMD). These thresholds have been used for other projects within the City of Moorpark and elsewhere in Ventura County. The EIR will assess the proposed project's effect on GHG emissions according to these thresholds.

**b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

**Potentially Significant Impact.** As the proposed project would emit greenhouse gases, the EIR will include further evaluation of project-related emissions and associated emission reduction strategies to determine whether the project would conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Issues:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:</b>					
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- |    |  |                                     |                          |                                     |                          |
|----|--|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| f) | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?               | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) | Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

**Discussion:**

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

*Less Than Significant Impact.* A significant impact would occur if the proposed project would create a significant hazard through the routine transfer, use, or disposal of hazardous materials. Construction of the proposed project would involve the use of those hazardous materials that are typically necessary for construction of residential development (i.e., paints, building materials, cleaners, fuel for construction equipment, etc.). Therefore, construction of the proposed project would involve routine transport, use, and disposal of these types of hazardous materials throughout the duration of construction activities. However, the transport, use, and disposal of construction-related hazardous materials would occur in conformance with all applicable local, state, and federal regulations governing such activities. For example, the proposed project would be required to implement standard best management practices (BMPs) set forth by the City and the Los Angeles Regional Water Quality Control Board (RWQCB) which would ensure that wastes generated during the construction process are disposed of properly. Therefore, the proposed project would not create a significant impact related to routine transport, use, or disposal of hazardous materials during construction and impacts would be less than significant.

The proposed project would provide up to 755 units of residential development. During project operation, typical household chemicals such as cleaning solvents would be used in the project residences. However, these products do not pose a substantial risk to people or property and are not likely to be hazardous to the environment if correctly disposed of. Operational impacts for hazards and the use of hazardous substances by the project site would not have the potential to result in significant impacts associated with the

transportation, use, or disposal of these household chemicals. The City of Moorpark maintains a household hazardous waste program that provides for the disposal of these materials. Project impacts related to this issue would be less than significant. No further analysis is required in the EIR.

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

*Potentially Significant Impact.* As noted in the preceding section, compliance with federal, state, and local laws and regulations relating to transport, storage, disposal and sale of hazardous materials would minimize any potential for accidental release or upset of hazardous materials during project operations.

However, accidental release of hazardous materials associated with the former farming operations, such as pesticide compounds including Dichlorodiphenyltrichloroethane (DDT), its two daughter products Dichlorodiphenyldichloroethylene (DDE) and Dichlorodiphenyldichloroethane (DDD), Alpha Chlordane, and Gamma Chlordane which have contaminated site soil, could occur with mechanical and grading equipment used during construction activities. Therefore, this impact will be analyzed further in an EIR.

Further, total of 15 water wells have historically been identified on the project site. Five of the wells are known to have been destroyed; however, for the other ten the status is listed as 'Can't Locate Indeterminable'. The Ventura County Public Works Agency (VCPWA) has stated that if any of the wells with a status of 'Can't Locate Indeterminable' are found during grading or development of the property, the applicant must destroy the well. If the existing wells are not properly abandoned, they could act as a conduit for contamination, if present, to migrate to an aquifer. The VCPWA did not issue specific conditions for water well abandonment on the specific plan site, but provided minimum conditions for abandonment. Without proper abandonment, impacts to groundwater from potential on-site contamination would be considered significant. This impact will be analyzed further in the EIR.

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

*Potentially Significant Impact.* The nearest public schools, Walnut Canyon Elementary, and Union High School, are immediately adjacent to the east of the proposed project site. Chaparral Middle School is located directly south of the proposed project site, across Poindexter Avenue.

Accidental release of hazardous materials associated with the former farming operations, such as pesticide compounds including Dichlorodiphenyltrichloroethane (DDT), its two daughter products Dichlorodiphenyldichloroethylene (DDE) and Dichlorodiphenyldichloroethane (DDD), Alpha Chlordane, and Gamma Chlordane which have contaminated site soil, could occur with mechanical and grading equipment used during construction activities. Therefore, this impact will be analyzed further in the EIR.

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

*Potentially Significant Impact.* California Government Code Section 65962.5 requires various State agencies, including but not limited to, the Department of Toxic Substances Control (DTSC) and the SWRCB, to compile lists of hazardous waste disposal facilities, unauthorized releases from underground storage tanks, contaminated drinking water wells and solid waste facilities where there is known migration of hazardous waste and submit such information to the Secretary for Environmental Protection on at least an annual basis. A significant impact may occur if a project site is included on any of the above lists and poses an environmental hazard to surrounding sensitive uses.

This impact will be analyzed further in the EIR.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

*Less Than Significant Impact.* The nearest airports are located approximately 11 miles to the northwest (Santa Paula Airport) or southwest (Camarillo Airport). However, there is a



private helipad located approximately 250 feet south of the southeast project boundary. Construction impacts would short-term in nature and would not significantly impact landing or takeoff operations. During the operation of the project, the nearest buildings to the helipad would be single-family residences in Planning Area 2. The heights of these buildings would be a maximum of 28 feet to the top of the roof. According to Federal Aviation Administration (FAA) regulations, a helipad would require a minimum of 280 feet for a protection zone (in the takeoff and landing area direction). The nearest building, Planning Area 2 would be 2,750 feet from the helipad. In addition, given the location of the high tension lines it is not likely that the helicopter would either take off or approach over the project site. Therefore, impacts would be less than significant. No further analysis is required in the EIR.

**f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

*Less Than Significant Impact.* The proposed circulation improvements to be implemented under the Hitch Ranch Specific Plan would provide additional access for potential movement of emergency equipment for locations north, east and west of the project site. The proposed circulation improvements would provide alternative east/west access via the Casey Road, High Street, and “A” Street extensions, and ultimately via the four-lane arterial proposed through the central portion of the project site once it has been constructed. The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; impacts would be less than significant and no further analysis is required in the EIR.

**g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

*Potentially Significant Impact.* According to the Fire Protection Division of the Ventura County Fire Protection District, the specific plan area is a designated “high fire hazard area.” A “high fire hazard area” is defined as any area or structure within 500 feet of standing brush or grass. In addition, the site is categorized as being within a Very High Fire Hazard Severity Zone (VHFHSZ) by the California Department of Forestry and Fire Protection (CAL FIRE). This impact will be analyzed further in the EIR.

Issues:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>X. HYDROLOGY AND WATER QUALITY.</b>					
<b>Would the project:</b>					
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i)	result in substantial erosion or siltation on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii)	substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- |      |   |                                     |                          |                          |                          |
|------|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| iii) | create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iv)  | impede or redirect flood flows?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d)   | In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e)   | Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Discussion:**

- a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**

*Potentially Significant Impact.* The Specific Plan will substantially alter the drainage patterns on the project site. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff may occur. This requires further study to determine whether significant impacts would occur as a result of developed site runoff. A comprehensive hydrology/drainage study will need to be prepared to determine project impacts, appropriate mitigation, and compliance with Ventura County Watershed Protection District plans affecting the area.

During the April 2019 field visit, a preliminary assessment of waters of the State and US was made for any on-site drainages located within the proposed project site. The goal of this field visit was to determine the locations and conditions of potential jurisdictional resources, and it did not constitute a comprehensive delineation of federal and state jurisdictional waters and streams. A more detailed delineation and impact analysis would be required for submittal to the USACE, the RWQCB, and the CDFW for review and concurrence, as part of

the permitting phase, prior to commencement of the proposed project. An intermittent blue-line stream was observed on the project site east of Gabbert Road. The proposed project could increase or decrease the amount of water within that stream-course, depending on the overall on-site drainage plan. The use of on-site drainage facilities could result in the diversion of runoff from entering the blue-line stream located on the project site and result in a decrease in water flow. An evaluation of pre- and post-development drainage conditions is required to determine whether runoff into the intermittent stream would occur, and whether significant impacts would result.

An evaluation of pre- and post-development hydrology and drainage system requirements will be conducted to determine whether the project could result in significant drainage impacts and whether it would expose persons or property to flood hazards. An evaluation of project impacts, as well as cumulative development impacts, on the Walnut Canyon Flood Control Channel will also be conducted. The discussion of hydrology will also include an analysis of water quality with respect to the applicability of the National Pollutant Discharge Elimination System (NPDES) permitting requirements relating to non-point discharges, as well as the policies and guidelines contained in the Ventura County Water Management Plan and the Los Angeles County Regional Water Quality Control Board Water Control Plan, Los Angeles Region, Santa Clara River, and Los Angeles River Basins. An evaluation of the project's water demand, as well as water demand associated with cumulative development, with respect to impacts on public water supplies will also be conducted. This issue will be addressed in greater detail in the EIR.

- b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

*Potentially Significant Impact.* The use of detention or retention basins to control runoff could result in additions to groundwater through infiltration/percolation. The project is located over the South Las Posas and East Las Posas Groundwater Basins. The supply of groundwater from these basins is managed by the Fox Canyon Groundwater Management Agency. Quality of the groundwater supply could be affected through both the percolation of water in the proposed detention basins on the project site and the percolation of site runoff downstream. The EIR will address the impact of the detention basins and downstream project site runoff on the quality of the groundwater supply. No deep

excavations are anticipated as part of the grading plan; however, the results of a geologic study that identifies depths to groundwater will be required to determine whether an aquifer could be intercepted by cuts or excavations. Groundwater supplies and the potential depletion of these resources would be assessed through the preparation of a Water Supply Assessment (WSA) pursuant to Senate Bill (SB) 610 and State CEQA Guidelines Section 15083.5. These issues will be further addressed in an EIR.

- c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**
- i) **result in substantial erosion or siltation on- or off-site;**
  - ii) **substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;**
  - iii) **create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or**
  - iv) **impede or redirect flood flows?**

*Potentially Significant Impact.*

As previously discussed, the Specific Plan will substantially alter the drainage patterns on the project site. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff may occur. This requires further study to determine whether significant impacts would occur as a result of developed site runoff. A comprehensive hydrology/drainage study will need to be prepared to determine project impacts, appropriate mitigation, and compliance with Ventura County Watershed Protection District plans affecting the area.

These issues will be further addressed in an EIR.

- d) **In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**

***Potentially Significant Impact.*** A portion of the project site is located within the Federal Emergency Management Agency (FEMA) 100-year flood hazard area (Zone "A" of the Flood Insurance Rate Map 060712 - 0005A). Areas within the 100-year flood hazard zone occur along the south site boundary, on either side of Gabbert Road, and in the low-lying area between Gabbert Road and the nearest hillside to the east. The hydrology/drainage study will assess the impacts to these areas and recommend appropriate mitigation. The study will also analyze improvements that would remove the project site from the FEMA flood hazard area. Grading and construction may alter ground elevations or otherwise affect the course or flow of floodwaters in the FEMA-designated 100-year flood hazard zones or areas contributory to the flood hazard zone. The hydrology/drainage study will analyze those impacts and recommend appropriate mitigation. This issue will be addressed in greater detail in the EIR.

A tsunami is a series of waves generated by large earthquakes that create vertical movement on the ocean floor. Tsunamis can reach more than 50 feet in height, move inland several hundred feet, and threaten life and property. Often, the first wave of a tsunami is not the largest. Tsunamis can occur on all coastal regions of the world, but are most common along margins of the Pacific Ocean. Tsunamis can travel from one side of the Pacific to the other in a day, at a velocity of 600 miles an hour in deep water. A locally generated tsunami may reach the shore within minutes. Due to its location approximately 16 miles inland from the Pacific Ocean, the project site is not susceptible to tsunamis. Impacts would be less than significant in this regard, and no further study is required.

A seiche is a periodic oscillation of a body of water resulting from seismic shaking or other causes that can cause flooding. The project site is not located within a coastal area, and no large bodies of water are on or adjacent to the project area that would impact future projects due to a seiche. Impacts would be less than significant, and no further study is required.

**e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

***Potentially Significant Impact.*** As previously discussed, an evaluation of pre- and post-development hydrology and drainage system requirements will include an analysis of water quality with respect to the applicability of the NPDES permitting requirements relating to non-point discharges, as well as the policies and guidelines contained in the Ventura

County Water Management Plan and the Los Angeles County Regional Water Quality Control Board Water Control Plan, Los Angeles Region, Santa Clara River, and Los Angeles River Basins. An evaluation of the project's water demand, as well as water demand associated with cumulative development, with respect to impacts on public water supplies will also be conducted. This issue will be addressed in greater detail in the EIR.

Issues:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XI. LAND USE AND PLANNING. Would the project:</b>					
a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

**a) Physically divide an established community?**

*Less Than Significant Impact.* As shown on **Figure 2**, the Hitch Ranch Specific Plan, while surrounded by other existing land uses, would not disrupt or divide the physical arrangement of an established community and impact would be less than significant. No further analysis is required in the EIR.

**b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

*Potentially Significant Impact.* Potential conflicts and impacts related to on-site and surrounding land uses and compatibility, and the project's consistency with adopted planning programs and their requirements will be analyzed further in the EIR.



Issues:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XII. MINERAL RESOURCES. Would the project:</b>					
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

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

*No Impact.* The proposed development is not located within an area designated by the County or State as underlain by significant mineral resources.<sup>4</sup> The site is not designated as a mineral resource recovery site in the Ventura County General Plan, and there are no existing permitted aggregate mining facilities in the vicinity of the proposed Project. In addition, the proposed Project would not be located adjacent to a principal access road for a permitted aggregate mining site and as such, it would not have the potential to substantially restrict access to aggregate resources. Therefore, the proposed development would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state and there would be no impact. No further analysis in the EIR is required.

<sup>4</sup> California Division of Mines and Geology's classification of the Ventura area into Mineral Resource Zones, website: [http://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR\\_145/SR\\_145\\_Text.pdf](http://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_145/SR_145_Text.pdf), accessed March 1, 2019.

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

*No Impact.* The Conservation, Open Space, and Recreation element of the Moorpark General Plan includes policies designed to maintain the overall quality of life for Moorpark residents through rational management of natural resources and open space lands (City of Moorpark, 1986). A mineral resource overlay designation is included in the land use map of the General Plan and applies to areas outside of the City limits but within the Moorpark Area of Interest. The overlay designation indicates areas containing significant mineral resource deposits as identified by CGS. The proposed project is not located in areas of regional mineral resource significance as identified in the Moorpark General Plan and there would be no impact. No further analysis in the EIR is required.

Issues:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIII. NOISE. Would the project result in:</b>					
a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

- a) **Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

***Potentially Significant Impact.*** Construction and operation of the proposed project would have the potential to increase noise levels in the vicinity of the project site due to vehicle trips that would be generated by the proposed project as well as from on-site operational activities, such as outdoor use of proposed open space and recreation areas, and stationary sources, including mechanical systems. In addition, construction activities could generate

substantial noise affecting existing residences and schools adjacent to the project site. The EIR will address the potential noise impacts associated with construction and operation of the proposed project.

**b) Generation of excessive groundborne vibration or groundborne noise levels?**

*Potentially Significant Impact.* Groundborne vibration or noise would primarily be generated during construction of the proposed project. The temporary increase in the groundborne vibration levels could impact sensitive land uses (e.g., residences and schools) adjacent to the project area. This issue will be analyzed further in the EIR and mitigation measures will be included as necessary.

**c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

*Less Than Significant Impact.* The nearest airports are located approximately 11 miles to the northwest (Santa Paula Airport) or southwest (Camarillo Airport). However, there is a private helipad located approximately 250 feet south of the southeast project boundary. Construction impacts would short-term in nature and would not significantly impact landing or takeoff operations. During the operation of the project, the nearest buildings to the helipad would be single-family residences in Planning Area 2. The heights of these buildings would be a maximum of 28 feet to the top of the roof. According to Federal Aviation Administration (FAA) regulations, a helipad would require a minimum of 280 feet for a protection zone (in the takeoff and landing area direction). The nearest building, Planning Area 2 would be 2,750 feet from the helipad. In addition, given the location of the high tension lines it is not likely that the helicopter would either take off or approach over the project site. Therefore, impacts would be less than significant. No further analysis is required in the EIR.

Issues:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIV. POPULATION AND HOUSING. Would the project:</b>					
a)	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?**

*Potentially Significant Impact.* In accordance with the City of Moorpark General Plan, the Land Use Element designates the site as Specific Plan No.1, Hitch Ranch, and is planned for development of a residential community. Proposed land uses include several types/intensities of residential land uses, a neighborhood park site, and flood-control facilities. Other improvements include storm drains, water mains, sanitary sewer lines, electric lines, natural gas lines, and telephone and cable lines. The specific plan would allow the development of 755 residential dwelling units, 8.07 acres of active and passive recreational facilities, a 6-acre public park, and 59.72 acres of natural open space. The proposed Specific Plan is intended to implement the existing land use policies for this site, through provisions that specify the arrangement, density, and character of permitted land uses.

A time frame for buildout of the project remains to be quantified; therefore, it is not known how this project would affect the growth rate of this area. Potential impacts relating to the population and housing increases created by the Specific Plan will be evaluated in the EIR.

**b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

*No Impact.* The site contains no dwelling units or residents. Consequently, the project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere, nor displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. There would be no impact and further analysis is not required in the EIR.

Issues:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XV. PUBLIC SERVICES. Would the project:</b>					
a)	Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i)	Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii)	Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii)	Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv)	Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v)	Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

**a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

**i) Fire protection?**

*Potentially Significant Impact.* The Ventura County Fire Protection District is responsible for providing services in the project area. Two fire stations are located in the proximity of the project area, Fire Station 42 and Fire Station 40. Fire Station 42 is located at 295 High Street, approximately 0.5 mile east of the Specific Plan area. Fire Station 42 would be the

primary response company. Fire Station 40 is located at 4185 Cedar Springs Street, approximately 2.3 miles south of the project site. Further analysis to determine sufficient fire protection staffing, response time, etc., will be addressed in the EIR.

**ii) Police protection?**

*Potentially Significant Impact.* Police protection services in the City of Moorpark are provided through contract with the Ventura County Sheriff's Department. Police services are provided out of a station located at the intersection of Spring and Flinn Streets. Further analysis to determine sufficient police protection staffing, response time, etc., will be addressed in the EIR.

**iii) Schools?**

*Potentially Significant Impact.* The Moorpark Unified School District (MUSD) provides public education services to the project vicinity. Development of the 755 units proposed as a part of the Specific Plan would introduce additional students in the MUSD. These additional students would increase the demand on school facilities. School fees are generally used to mitigate increase impacts associated with adding incremental amounts of students to school districts. Further analysis of the impact that the project will have on the public school system will be included in the EIR.

**iv) Parks?**

*Potentially Significant Impact.* The proposed project would increase the demand for parks, recreation and/or trail facilities and programs provided by the City of Moorpark. The project's demand for park land will be quantified, in accordance with the standards set forth in the City's Open Space, Conservation and Recreation Element of the General Plan, compared to the amount of public park land proposed as part of the Specific Plan plus any required Quimby fees, and evaluated to determine whether any net impacts on parks and recreation resources would result. An analysis of the proposed Trail Element, with respect to impacts on existing trail facilities, as well as an analysis of the plan's consistency with local and regional master planned trail facilities, will be prepared for the EIR.



**v) Other public facilities (libraries)?**

*Potentially Significant Impact.* A significant impact would occur if the project includes substantial employment or population growth that could generate a demand for other public facilities (such as libraries), which would exceed the capacity available to serve the project site and the project area. Within the City of Moorpark, the Moorpark City Library (MCL) provides services to residents at its facility located at 699 Moorpark Ave, approximately 0.3 miles from the project site.

Increases in population associated with the proposed project could result in the need for additional library resources or facilities. The MCL will be consulted regarding existing library resources and facilities available to serve the project site and whether implementation of the proposed project would require additional library resources and/or facilities, including new or expanded libraries. This issue will be analyzed further in the EIR.

Issues:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVI. RECREATION. Would the project:</b>					
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

- a) **Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**
- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?**

***Potentially Significant Impact.*** The project's demand for park land will be quantified, in accordance with the standards set forth in the City's Open Space, Conservation and Recreation Element of the General Plan, compared to the amount of public park land proposed as part of the Specific Plan plus any required Quimby fees, and evaluated to determine whether any net impacts on parks and recreation resources would result. An analysis of the proposed Trail Element, with respect to impacts on existing trail facilities, as well as an analysis of the plan's consistency with local and regional master planned trail facilities, will be prepared for the EIR.

Issues:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVII. Transportation. Would the project:</b>					
a)	Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

**a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?**

**Potentially Significant Impact.** A complete traffic study, including trip generation, trip distribution and intersection impact analysis associated with the land use and circulation plan will be prepared by a professional traffic engineer. This study will also include a long range analysis that utilizes the most current Citywide traffic model data to estimate the cumulative increase in traffic over the buildout time frame of this project, as well as a short range analysis, with horizon years based on the final phasing schedule, to examine phased project development in relation to roadway needs. Potential impacts will be examined in relation to the existing and planned circulation system, including an analysis of project and cumulative traffic distribution with and without the completion of the planned four-lane

arterial proposed through the central portion of the project site. The specific elements of the roadway network to be evaluated shall be determined through consultation with the City of Moorpark Director of Public Works and through review of the Ventura County Congestion Management Plan. The traffic analysis will be consistent with the requirements of the Ventura County Congestion Management Plan as well as the City of Moorpark guidelines regarding LOS standards. An analysis of the Specific Plan's impact on existing bicycle facilities, as well as an analysis of the Specific Plan's consistency with local and regional master planned bicycle facilities, will be prepared. Finally, potential increases in traffic hazards to vehicles, pedestrians, and bicyclists attributable to this project's traffic will be evaluated; this analysis will include a consideration of local school traffic, and a review of the Gabbert Road and private road crossing of the Union Pacific Railway tracks.

**b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?**

*Potentially Significant Impact.* Recent updates to the CEQA Guidelines suggest Vehicle Miles Traveled (VMT) as an appropriate metric for traffic analysis; some jurisdictions are including VMT in their traffic analysis in addition to LOS. The City does not currently have guidance related to VMT analysis or a VMT threshold. However, the EIR will include a qualitative analysis of potential VMT impacts.

**c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

*Potentially Significant Impact.* As the project site is developed and homes are occupied, traffic will increase on local roadways leading to and from the project site. Traffic will be most pronounced during the AM and PM peak hours, when commuters travel to and from their job sites. During the AM peak hour, traffic going to local schools will also be present, including vehicle as well as pedestrian and bicycle traffic. An evaluation of project-related increases in traffic at local intersections and nearby school sites needs to be conducted to identify potential increases in traffic hazards to motorists, bicyclists, and pedestrians. Furthermore, project-related traffic increases along Gabbert Road, north of Poindexter Avenue, will increase the potential for conflict between train movements, vehicle movements and pedestrian/bicycle movements at the existing Gabbert Road crossing of the Ventura County Transportation Commission/Union Pacific Railroad tracks. The private railroad

crossing located at the mid-point of the southern project boundary is proposed to be maintained for long-term access by utility companies. Potential traffic conflicts at the railroad crossings will be evaluated to determine if a significant increase in the risk of train/automobile/pedestrian/bicycle conflicts could result.

**d) Result in inadequate emergency access?**

*Less Than Significant Impact.* As previously discussed, the proposed circulation improvements to be implemented under the Hitch Ranch Specific Plan would provide additional access for potential movement of emergency equipment for locations north, east and west of the project site. The proposed circulation improvements would provide alternative east/west access via the Casey Road, High Street, and “A” Street extensions, and ultimately via the four-lane arterial proposed through the central portion of the project site once it has been constructed. Implementation of the proposed project would increase emergency access to the project site and nearby uses; impacts would be less than significant and no further analysis is required in the EIR.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XVIII. TRIBAL CULTURAL RESOURCES.**

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- |    |  |                                     |                          |                          |                          |
|----|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) | Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) | A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Discussion:**

- a) **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?**
- b) **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?**

*Potentially Significant Impact.* Approved by Governor Jerry Brown on September 25, 2014, Assembly Bill 52 establishes a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code Section 21074, as part of CEQA. Effective July 1, 2015, Assembly Bill 52 applies to projects that file a Notice of Preparation or Notice of Negative Declaration/Mitigated Negative Declaration on or after July 1, 2015. As specified in Assembly Bill 52, lead agencies must provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the tribe has submitted a written request to be notified. The tribe must respond to the lead agency within 30 days of receipt of the notification if it wishes to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the request for consultation.

In compliance with Assembly Bill 52, the City will conduct outreach to the Coastal Band of Chumash Indians and Barbareno/Ventureno Band of Mission Indians.

Grading of the project site would involve the moving of approximately 2.5 million cubic yards of earth. Therefore, the potential exists for the project to significantly impact a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe. Further information regarding tribal consultation and analysis of this topic will be provided in the EIR.

Issues:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIX. UTILITIES AND SERVICE SYSTEMS.</b>					
<b>Would the project:</b>					
a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



- |    |   |                                     |                          |                          |                          |
|----|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| e) | Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|----|---|-------------------------------------|--------------------------|--------------------------|--------------------------|

**Discussion:**

- a) **Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

*Potentially Significant Impact.* Implementation of the proposed Hitch Ranch Specific Plan will require the construction of new water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects. These issues will be analyzed further in the EIR.

- b) **Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?**

*Potentially Significant Impact.* Implementation of the proposed Hitch Ranch Specific Plan will increase water demand in the project area. A Water Supply Assessment (WSA) pursuant to Senate Bill 610 and State CEOA Guidelines Section 15083.5 will be prepared, in consultation with the Ventura County Waterworks District No. 1 (VCWD), which distributes water to the City of Moorpark, the Calleguas Municipal Water District, which supplies imported water to the VCWD for distribution throughout the City of Moorpark, and the Fox Canyon Ground water Management Agency, which manages groundwater supplies in the area. An analysis will also be performed to determine whether significant extensions to or expansions of off-site water supply and distribution facilities would be required and whether the water demand for this project is within existing VCWD or Calleguas MWD demand projections for this area. As such, these issues will be analyzed further in the EIR.

- c) **Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

*Potentially Significant Impact.* Implementation of the proposed Hitch Ranch Specific Plan will increase wastewater generation and the need for wastewater collection and treatment facilities provided by the VCWD. The increased demand requires quantification and evaluation in consultation with the VCWD to determine whether extensions of or expansions to off-site wastewater collection and treatment facilities would be required to serve the developed project. This issue will be analyzed in the EIR.

- d) **Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

*Potentially Significant Impact.* Implementation of the proposed Hitch Ranch Specific Plan will increase solid waste generation on an annual basis, over the life of the project. Solid wastes would also be generated during the construction phases. Given the mandate of Assembly Bill 939, which stipulates that local governments must reduce the disposal of solid wastes at landfills by estimated percentages by specified dates, the solid waste generation of this project requires quantification and evaluation with respect to Ventura County Solid Waste Management Department's Guidelines for Preparation of Environmental Assessments for Solid Waste Impacts and the City's Solid Waste Reduction Plan. This issue will be further addressed in an EIR.

- e) **Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

*Potentially Significant Impact.* A significant impact may occur if a project would generate solid waste that was not disposed of in accordance with applicable regulations. The California Integrated Waste Management Act of 1989 (AB 939) was the first recycling legislation in the country to mandate recycling diversion goals. AB 939 required all California cities, counties and approved regional solid waste management agencies responsible to enact plans and programs to reduce waste disposal. Jurisdictions were required to meet diversion goals of 50% by the year 2000 and a statewide goal of 75% by 2020.

The City is currently meeting the state-mandated diversion goal of 50% by 2000 set by the California Integrated Waste Management Act (AB 939) of 1989.<sup>5</sup> The proposed project would be required to comply with applicable regulations regarding solid waste disposal. The proposed project's potential impacts associated with federal, state, and local statutes and regulations related to solid waste will be analyzed in the EIR.

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<sup>5</sup> City of Moorpark, Solid Waste Division, website: <https://www.moorparkca.gov/139/Solid-Waste>, accessed March 14, 2019.

Issues:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XX.	<b>WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</b>				
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

**a) Substantially impair an adopted emergency response plan or emergency evacuation plan?**

*Less Than Significant Impact.* As previously discussed, the proposed circulation improvements to be implemented under the Hitch Ranch Specific Plan would provide additional access for potential movement of emergency equipment for locations north, east and west of the project site. The proposed circulation improvements would provide alternative east/west access via the Casey Road, High Street, and “A” Street extensions, and ultimately via the four-lane arterial proposed through the central portion of the project site once it has been constructed. Implementation of the proposed project would increase emergency access to the project site and nearby uses; impacts would be less than significant and no further analysis is required in the EIR.

**b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

*Potentially Significant Impact.* The proposed project is located on land classified as a very high fire severity zone. Further, the project site contains areas of risk due to slope, prevailing winds, and other factors, that could exacerbate wildfire risks, and expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. These issues will be analyzed further in the EIR.

**c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

*Potentially Significant Impact.* The proposed project will require the installation of associated infrastructure (roads, fuel breaks, emergency water sources, power lines and other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. These issues will be analyzed further in the EIR.

- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

*Potentially Significant Impact.* The project site has rolling topography with a range of slopes. Multiple drainages currently flow through the site. Following wildfire in the vicinity, unstable soils and changes to drainage and vegetation could have the potential to mobilize and flow downhill toward Poindexter Avenue and other surrounding areas, placing nearby structures, roadways, and residents at risk. While the potential for substantial post-fire debris or mudflow is relatively low, given that the project site lies within an area of high fire hazard, this issue is a potentially significant impact and will be analyzed in the EIR.

Issues:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE</b>					
a)	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

- a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

*Potentially Significant Impacts.* Implementation of the proposed Specific Plan has the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. These issues will be addressed in the EIR.

- b) Does the project have impacts which are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

*Potentially Significant Impacts.* The potential for cumulative impacts occurs when the independent impacts of the project are combined with impacts from other development to result in impacts that are greater than the impacts of the project alone. Located within the vicinity of the project site are other current and reasonably foreseeable projects whose development, in conjunction with that of the project, may contribute to potential cumulative impacts. Impacts of the project on both an individual and cumulative basis will be addressed in the EIR for the following subject areas: aesthetics; air quality; energy; greenhouse gas emissions; hydrology and water quality; land use and planning; noise; population and housing; public services (fire protection, police protection, schools, parks, and libraries); recreation; transportation; tribal cultural resources; utilities and service systems (water, wastewater, solid waste, and energy); and wildfire.



With regard to cumulative effects on agricultural resources, biological resources, cultural resources, hazards and hazardous materials, mineral resources, and population and housing, the project would not combine with related projects or other cumulative growth to result in significant cumulative impacts. Specifically, with respect to agricultural resources and mineral resources, the project would have a less than significant or no impact to these resources, and therefore could not combine with other projects to result in cumulative impacts. With respect to biological resources, cultural resources, and geology and soils, these resource areas are generally site specific and need to be evaluated within the context of each individual project. Furthermore, related projects would be required to comply with existing regulatory requirements and the City's building permit review and approval process, which address these subjects.

**c) Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly?**

*Potentially Significant Impacts.* Based on the analysis contained in this Initial Study, the project could result in potentially significant impacts with regard to the following subject areas: aesthetics; air quality; biological resources, cultural resources, energy, geology and soils; greenhouse gas emissions; hydrology and water quality; land use and planning; noise; population and housing; public services (fire protection, police protection, schools, parks, and libraries); recreation; transportation; tribal cultural resources; utilities and service systems (water, wastewater, and solid waste), and wildfire. As a result, these potential effects will be analyzed further in the EIR.