

# CITY OF MOORPARK

799 Moorpark Avenue, Moorpark, California 93021

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## INITIAL STUDY AND NEGATIVE DECLARATION

### Green Island Villas

This Initial Study has been prepared in accordance with relevant provisions of the *California Environmental Quality Act (CEQA) of 1970*, as amended, *CEQA Guidelines* as revised, in accordance with Section 15063(c) of the *CEQA Guidelines*.

**Project Entitlements:** Residential Planned Development No. 2014-02; Zone Change No. 2014-01; General Planned Amendment No. 2014-01; Vesting Tentative Tract Map No. 5869 for Condominium Purposes; and Development Agreement No. 2014-03

**Location/Address:** 635 Los Angeles Avenue (north of Los Angeles Avenue, east of Shasta Avenue)

**Assessor Parcel Number(s):** 511-0-141-130

**Parcel Size:** 4.01 acres

**Applicant:** Manny Kozar for Sky Line 66, LLC

**Owner:** Sky Line 66, LLC

**Existing General Plan Designation:** General Commercial (C-2)

**Proposed General Plan Designation:** Very High Residential Density Residential (VH)

**Existing Zoning Designation:** Commercial Office (C-O)

**Proposed Zoning Designation:** Residential Planned Development (RPD)

**Responsible or Trustee Agencies:** The County of Ventura and California Department of Transportation (CalTrans)

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

*Has any California Native American Tribes traditionally or culturally affiliated with the project area requested consultation pursuant to PRC Section 21080.3.1?*

**Project Description:** The project consists of a request to develop 69 multi-family residential condominiums, a two-story recreational center proposed to include a community clubhouse, day-care, fitness center and restrooms, an outdoor swimming pool, dog park and associated landscape and hardscape site improvements on a previously-developed 4.01-acre lot. The project includes 16 two-story residential buildings, with a total of 18 two-bedroom units and 51 three-bedroom units. Each unit will include a two-car garage. A total of 35 surface guest parking spaces will be dispersed throughout the site. Amenities include a tot-lot, recreational center with a multi-purpose room and gymnasium, and a swimming pool. Primary street access to the property is provided by California State Route 118 (Los Angeles Avenue) and residents will have secondary access to the east, through the adjacent Mission Bell Plaza shopping center.

**Surrounding Land Uses and Setting:** The unimproved 4.01-acre lot is located on the north side of Los Angeles Avenue. The Mission Bell Plaza shopping center is located to the east and single-family homes are located to the north and west. The following table provides an overview of existing land use designations on the subject property and vicinity.

#### EXISTING LAND USES

Location	Existing General Plan Designation	Existing Zoning Designation	Existing Land Use
Site	General Commercial (C-2)	Commercial Office (C-O)	Vacant Lot
North	Medium Density Residential (4DU/AC)	Single Family Residential (R-1-8)	Detached Single Family Homes
South	High Density Residential (7DU/AC)	Residential Planned Development (RPD 7U/AC)	Vacant Lot
East	General Commercial (C-2)	Commercial Planned Development (CPD)	Mission Bell Plaza Shopping Center
West	Medium Density Residential (4DU/AC)	Single Family Residential (R-1-8)	Detached Single Family Homes

#### Methodology for Evaluating Cumulative Impacts:

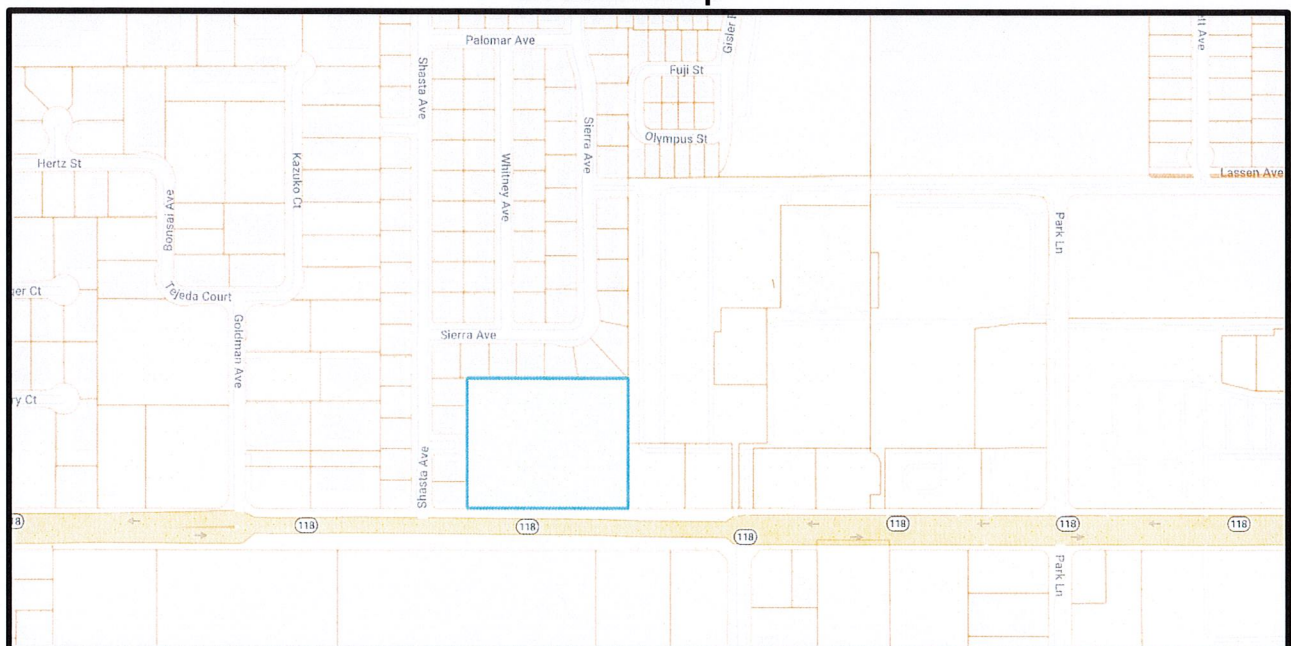
The methodology used to analyze the cumulative impacts associated with the proposed project in the Initial Study was the list approach, pursuant to Section 15130(b)(1)(A) of the CEQA Guidelines. The list approach identifies all past, present, and probable future projects contributing to the related or cumulative impacts. The following pending and recently approved projects located within a five-mile radius of the proposed project have been evaluated for this Initial Study.

### Pending and Recently Approved Projects within the City of Moorpark

Number	Project	Land Use	Size	Status
1	Pacific Communities	Single Family Residential	284 Units	Approved
2	Hitch Ranch	Single Family Residential /Multi-Family Residential	755 Units	Proposed
3	Aldersgate Senior Housing	Senior Housing Units	390 Units	Approved
4	City Ventures	Single Family Residential	110 Units	Approved
5	John C. Chiu, FLP-N	Single Family Residential Condominiums	60 Units	Proposed
6	Essex Moorpark	Multi-Family Residential	200 Units	Approved
7	Birdsall Group, LLC	Single Family Residential	21 Units	Approved
8	Spring Road, LLC	Condominiums	95 Units	Approved
9	West Pointe Homes	Single Family Residential	133 Units	Proposed
10	Moorpark Hospitality (Fairfield Inn)	Hotel	108 Rooms	Under Construction
11	Triliad Development	Movie Studio	37 acres	Approved

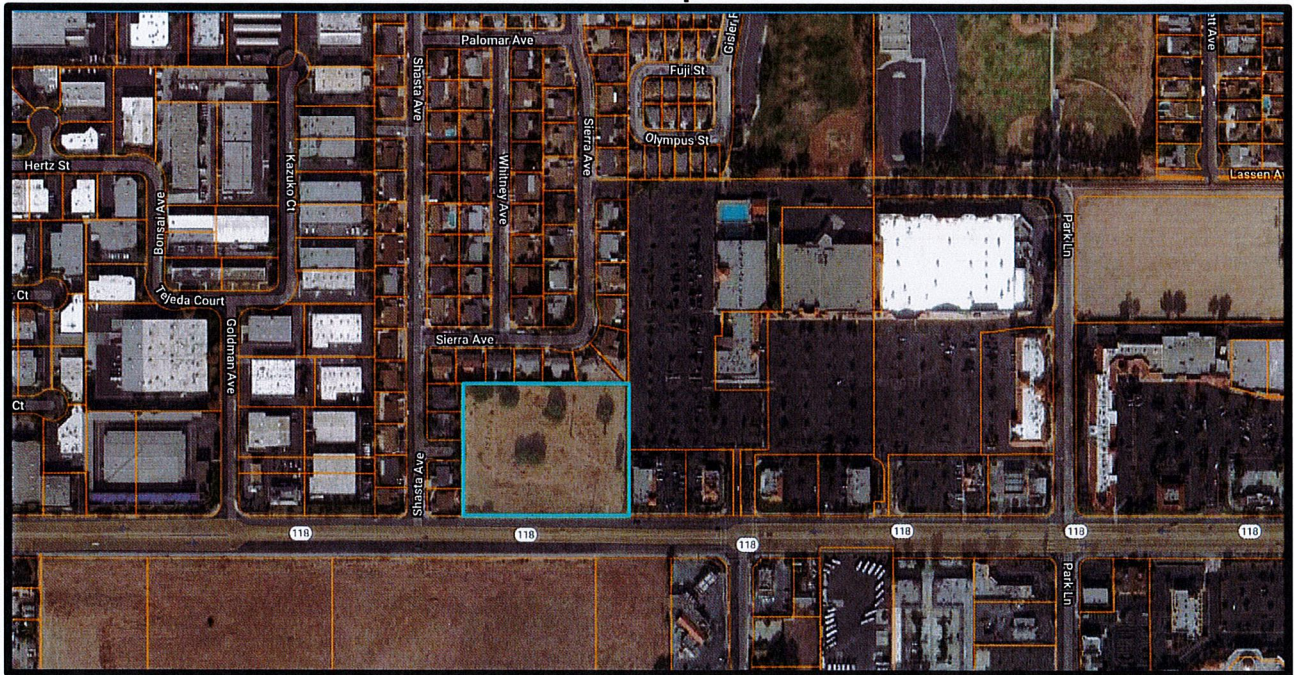
### EXHIBIT 1 VICINITY MAP

#### Location Map

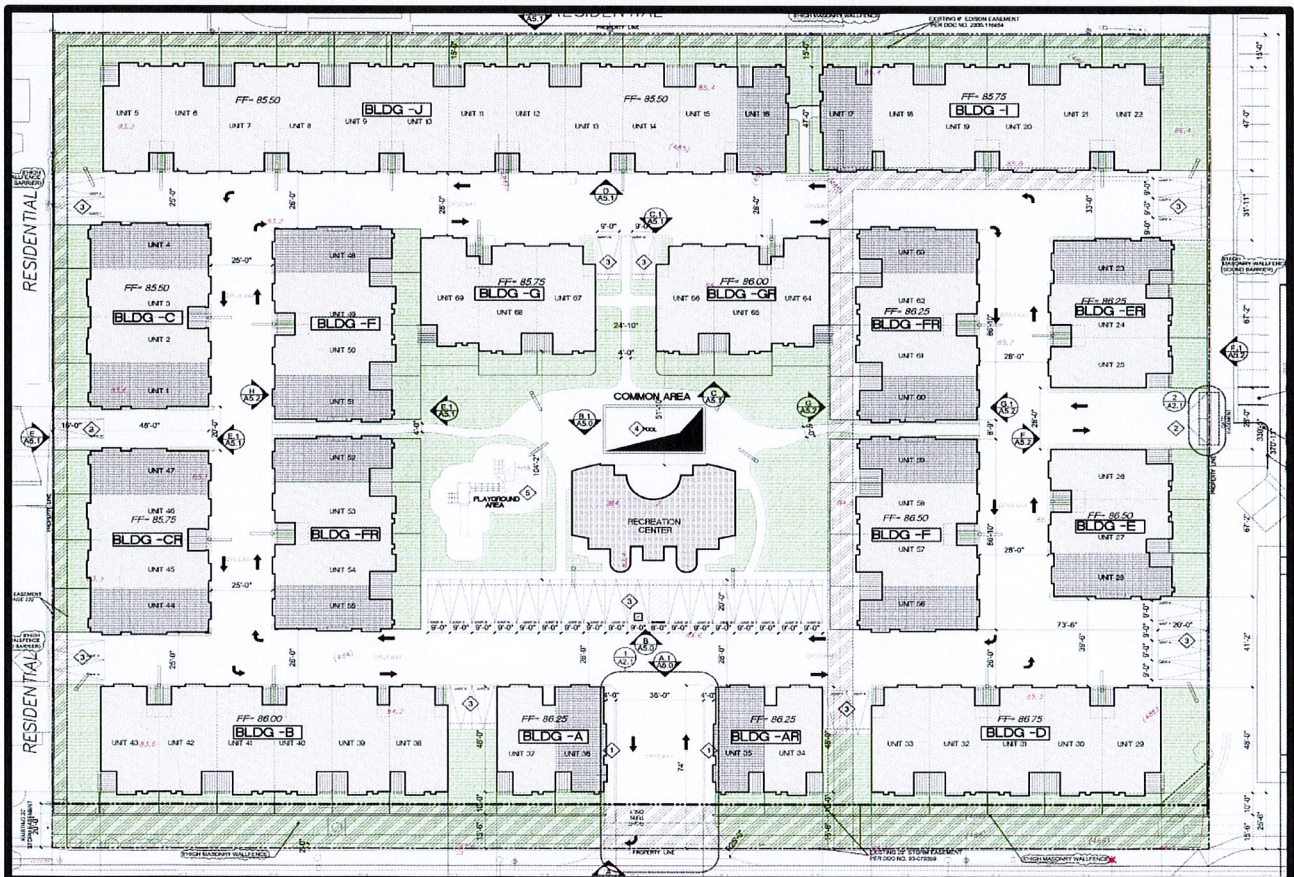




Aerial Map



Site Plan





## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

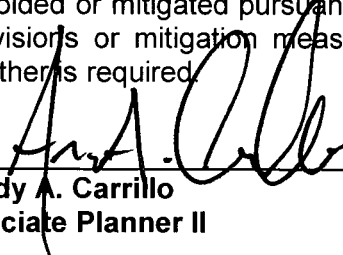
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or as indicated by the checklist on the following pages.

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

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

On the basis of this initial evaluation:

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

  
Freddy A. Carrillo  
Associate Planner II

July 2, 2019

## Initial Study Checklist

### I. AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 <u>non-urbanized areas</u> , substantially degrade the existing visual character or quality of public views of the site and its surroundings? In <u>urbanized areas</u> , would the project conflict with applicable zoning and/or other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Discussion:

- a) The subject property is not located within a scenic viewshed, as identified in Figure 8 of the General Plan Open Space, Conservation and Recreation Element. Furthermore, the project is not located near a horizon line, as identified in General Plan – Horizon Lines (Exhibit 17). Therefore, the project will have no impact on a scenic vista.
- b) The subject property is not located within a designated state scenic highway. The project will remove 23 mature trees to accommodate the proposed development. Pursuant to City policy and uniformly applied development conditions, a Protected Tree Report prepared by Paul A. Lewis, dated September 15, 2014, was submitted to establish the value and condition of the trees to be removed. Conditions of approval are imposed so that the value of the removed trees will be applied to enlarge the size of proposed landscaping on the project site. Therefore, the project will have a less than significant impact related to scenic resources.
- c) The project site is located within an urbanized area and complies with all development standards and aesthetic requirements applicable to the proposed RPD zoning designation. Therefore, the project will have no impacts related to scenic quality.
- d) Uniformly applied conditions of approval will be imposed on the project, including compliance with applicable lighting regulations of the Moorpark Municipal Code (Chapter 17.30). Therefore, the project will have a less than significant impact on daytime or nighttime views in the area.



Source(s): Project Application and Exhibits (October 14, 2014), General Plan Land Use Element (1992), Moorpark Municipal Code, Title 17, Zoning and General Plan - Horizon Lines (Exhibit 17).

## II. AGRICULTURAL RESOURCES/FORESTRY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
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 nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion:

- Pursuant to Exhibit 6 of the General Plan – Important Farmlands Inventory Map and the 2006 Ventura County Important Farmland Map, the subject property and vicinity are not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide. Therefore, the proposed project will have no impacts on agricultural resources.
- The subject property is not zoned for agriculture or commercial farming, nor is it subject to a Williamson Act Agreement. Therefore, the proposed project will have no impacts on any existing agricultural zoning or properties secured by the Williamson Act.
- The subject property is a vacant lot surrounded by urban uses. It is not zoned for forest land or timberland as identified in the Public Resources Code, or timberland production identified in the Government Code. Therefore, the proposed project will have no impacts on forest land or timberland.
- No forest land exists on the project site, therefore no impacts to or conversion of forest land would occur.

- e) Pursuant to Exhibit 6 of the General Plan and the Ventura County Important Farmland Map referenced above, the subject property is surrounded by urban uses and is not within the vicinity of designated farmland or forests. Therefore, the proposed development of the subject property will not result in the conversion of farmland or forests.

Source(s): Project Application and Exhibits (October 14, 2014), California Department of Conservation: Ventura County Important Farmland Map (2006). General Plan - Important Farmlands Inventory (Exhibit 6).

### III. AIR QUALITY

*The City of Moorpark and the proposed project are located within the jurisdiction of the Ventura County Air Pollution Control District (VCAPCD). The VCAPCD has established significance criteria to evaluate air quality impacts.*

Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
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Would the project:

- |                                                                                                                                                                                                  |                          |                          |                                     |                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?                                                                                                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Expose sensitive receptors to substantial pollutant concentrations?                                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |

#### Discussion:

- a) Uniformly applied conditions of approval will be imposed on the project, including compliance with all existing requirements of the VCAPCD. Accordingly, the proposed project will be developed in a manner consistent with the VCAPCD Air Quality Management Plan and will be required to follow the Ventura County Air Pollution Control District (VCAPCD) Rules and Regulations for permitting, development and operation and receive all required permits. Therefore, the proposed project will have no impact on the implementation of the air quality plan.
- b) Staff consulted with the VCAPCD during review of the entitlement and calculated the projected emissions associated with the project using California Emissions Estimator Model (CalEEMod). Potential impacts to air quality associated with the proposed development are classified as either long-term operational impacts or short-term construction impacts. The VCAPCD establishes thresholds of 25 pounds-per-day (ppd) for emission of reactive organic compounds (ROC) and nitrogen oxides (NOx) for long-term operational impacts. The VCAPCD's 25 ppd thresholds for ROG and NOx do not apply to construction emissions. An



analysis of both construction and operational-related impacts associated with the project are provided below:

**Long-term Operational Impacts:** Based on an analysis of operational air quality impacts reported by CalEEMod, The operational emissions resulting from the project is projected to be 4.21 ppd ROC and 2.74 ppd NOx. These modelled emissions do not exceed the threshold and therefore, impacts to air quality anticipated with the project are less than significant.

**Short-term Construction Impacts:** Short-term impacts to air quality will likely result from grading and other construction activities associated with the project (e.g., earth-moving and heavy equipment vehicle operations). According to the VCAPCD, any combustion equipment on-site that is rated at 50 horsepower or greater must have either an APCD Permit to Operate (PTO), or be registered with the California Air Resources Board's (CARB) Portable Equipment Registration Program (PERP). The applicant is responsible for contacting APCD to verify compliance with any permitting requirements of the APCD. Based on an analysis of air quality impacts reported by CalEEMod, air quality impacts associated with the construction of the project result in maximum daily emissions estimate of 78.93 ppd ROC and 45.62 ppd NOx. As stated previously, the VCAPCD has not established thresholds for construction emissions. Nevertheless, for construction impacts, VCAPCD requires that construction activities minimize fugitive dust through dust control measures required by Rule 55. Rule 55 includes methods such as securing tarps over truck loads and watering to treat bulk material to minimize fugitive dust. Compliance with Rule 55 would ensure that construction emissions would not be generated in such quantities as to cause injury, detriment, nuisance, or annoyance to any considerable number of persons to the public or that may endanger the comfort, health or safety of any such person or the public. Air quality impacts due to construction emissions would be less than significant.

- c) The subject property is located approximately 1,200 feet to the southwest of Chaparral Middle School. No other sensitive receptors are located within the vicinity. The Uniformly applied conditions of approval applicable to new developments requires that proposed project comply with the VCAPCD Air Quality Management Plan and VCAPCD Rules and Regulations for permitting, development and operation and receive all required permits. Therefore, the proposed project will have less than significant impact on expose sensitive receptors to substantial pollutant concentrations.
- d) The proposed multi-family residential development does not include any facilities that are likely to create unusual emissions or odors. Therefore, no impacts related to odors are proposed.

Source(s): Ventura County Air Pollution Control District: Ventura County Air Quality Assessment Guidelines (2003), California Air Resources Board, CalEEMod Version 2016.3.2.

#### IV. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on the state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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) Pursuant to Exhibit 18 of the General Plan - Biological Resource Map, there are no sensitive habitat areas identified on or near the subject property. Additionally, the project site is located within an urbanized area and is surrounded by commercial and residential developments. Therefore, the project will not have an impact or 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.



- b) Pursuant to Exhibit 18 of the General Plan - Biological Resource Map, there are no identified riparian habitats or other sensitive natural communities on or in the vicinity of the subject property. Furthermore, the subject property is not located within the wildlife corridor shown in the County of Ventura Tierra Rejada Critical Wildlife Passage Area Map. Therefore, the project will not have an impact on substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.
- c) The subject property is not located within state or federally protected wetland. Therefore, the project will not have an impact on substantial adverse effect on the state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- d) Pursuant to Exhibit 18 of the General Plan - Biological Resource Map there are no sensitive natural community or sensitive natural community identified on or near the subject property. Furthermore, the subject property is not located within the wildlife corridor shown in the County of Ventura Tierra Rejada Critical Wildlife Passage Area Map. Therefore, the project will not have an impact 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.
- e) Pursuant to Exhibit 18 of the General Plan - Biological Resource Map there are no biological resources located on or in the vicinity of the subject property. 23 mature trees are proposed to be removed to accommodate the proposed development. Pursuant to City policy and uniformly applied development conditions, a Protected Tree Report prepared by Paul A. Lewis, dated September 15, 2014, was submitted to establish the value and condition of the trees to be removed. Conditions of approval are imposed so that the value of the removed trees will be applied to enlarge the size of proposed landscaping on the project site. Therefore, the project is designed and conditioned to comply with all applicable ordinances and policies related to biology and natural resources and would have a less than significant impact.
- f) The proposed project is not located within the vicinity of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, the proposed project will have no impact on an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Source(s): County of Ventura Tierra Rejada Critical Wildlife Passage Area Map ([https://docs.vcrma.org/images/pdf/planning/HWCW/Tierra\\_Rejada\\_CWPA.pdf](https://docs.vcrma.org/images/pdf/planning/HWCW/Tierra_Rejada_CWPA.pdf)). General Plan - Biological Resource Map (Exhibit 18). Protected Tree Report prepared by Paul A. Lewis (Dated September 15, 2014). Natural Community Conservation Plan (<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>).

## V. CULTURAL RESOURCES

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

### Discussion:

- The subject property has been previously disturbed and is currently a vacant lot surrounded by urban uses developed within the past 30 years. Furthermore, the subject property is not identified in the Ventura County Historical Landmarks and Point of Interest as historic. Therefore, no impacts to historical resources are proposed.
- The subject property and vicinity are not identified as a unique archaeological resources. However, archaeological and cultural resources have been discovered during other development within the City and uniformly applied conditions of approval will be imposed that require cultural and/or archaeological monitoring of all subsurface work to be performed during grading and earthmoving activities associated with construction of the project. Therefore, the proposed project will have a less than significant impact to any potential archaeological resource pursuant to §15064.5.
- The proposed project is not located within a cemetery. However, archaeological and cultural resources have been discovered during other development within the City and uniformly applied conditions of approval will be imposed that require cultural and/or archaeological monitoring of all subsurface work to be performed during grading and earthmoving activities associated with construction of the project. Therefore, the proposed project will be less than significant impact to any potential human remains on the project site.

Sources: Project Application and Exhibits. Ventura County Historical Landmarks and Point of Interest (October 14, 2014).

[https://docs.vcrma.org/images/pdf/planning/programs/chb/Points\\_of\\_Interest.pdf](https://docs.vcrma.org/images/pdf/planning/programs/chb/Points_of_Interest.pdf)

## VI. ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Result in a potentially significant environmental impact due to a wasteful, inefficient, or unnecessary consumption of energy resources, during project construction, or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



## VI. ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion:

a) Construction will utilize conventional methods and equipment. The proposed project would result in consumption of fuels from vehicle trips and electricity. Best Management Practices (BMP) would be required to prohibit the entry of pollutants from the construction site into the storm drain system during construction. Therefore, the proposed project will result in less than significant impact regarding consumption of energy resources, during project construction, or operation.

b) The proposed project is required to comply with all applicable state and local regulations related to renewable energy and energy efficiency, including Title 24 Building Energy Efficiency Standards of the California Energy Code. Therefore, the proposed project will have a less than significant impact on the state or local plan for renewable energy or energy efficiency.

## VII. GEOLOGY & SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
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 known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion, or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## VII. GEOLOGY & SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 a unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion:

a) (i) Pursuant to Alquist-Priolo Earthquake Fault Zoning Map, the proposed project is not located within a known earthquake fault. Therefore, the proposed project will have no impact or potential adverse effects, including the risk of loss, injury, or death involving an earthquake fault.

(ii) Pursuant to the Earthquake Shaking Potential for California map, the proposed project is located between minor and major active earthquake faults that can have an impact on seismic ground shaking. All new construction is required to comply with the California Building Code, which includes measures to minimize damage to structures and occupants related to seismic events. Therefore, the proposed project will have less than a significant impact regarding risk of loss, injury, or death involving seismic ground shaking.

(iii) Pursuant to the Earthquake Zones of Required Investigation – Moorpark Quadrangle, the subject project is located within a liquefaction zone. However, based on the Geotech Report, the likelihood that surface effects of liquefaction would occur on the subject property is characterized as very low to non-existent. Therefore, the potential for liquefaction present is less than significant impact.

(iv) Pursuant to the Landslide Hazard Mapping for Selected California Highway Corridors Phase 2, the subject property is not located within a landslide zone. Therefore, no impact will result from the proposed project.

b) The construction of the project would result in ground surface disturbance during site clearance and grading. Uniformly applied conditions of approval imposed on the project require stockpiles, excavation, and exposed soil to be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilize. Furthermore, applicant will be required to obtain a California State Water Resources Control Board Construction General Permit, which requires development of a Storm Water Pollution Prevention Plan (SWPPP). Therefore, the subject property will have a less than significant impact on soil erosion, or the loss of topsoil.

c) Pursuant to the Earthquake Zones of Required Investigation – Moorpark Quadrangle, the subject project is located within a liquefaction zone. Geotechnical measures will be incorporated into the project design as required by the Seismic Hazards Mapping Act as a uniformly applied condition of approval. As a result, development of the subject property will have a less than significant impact on 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.

d) According to the Geotech Report, the proposed project may be located on expansive soil. Therefore, the proposed project will have a less than significant impact on expansive soil.

e) The project will be served by existing wastewater facilities and no septic tanks or systems are proposed. Therefore, no impact on the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

f) The subject property is within a developed, urban area and has previously been disturbed. No existing unique geological features are known to exist on-site. Furthermore, a conditions of approval for new development will require the monitoring of all subsurface work by a qualified archaeologist or Native American monitor and a Paleontological Identification Report be prepared if a resource or feature is identified. Therefore, development of the subject project presents a less than significant impact on directly or indirectly destroying a unique paleontological resource or site or an unique geologic feature.

Sources: Project Application and Exhibits (October 14, 2014), Nobel System Geoviewer (City's GIS), U.S. Quaternary Faults and Folds Database, Alquist-Priolo Earthquake Fault Zoning Map (<https://www.conservation.ca.gov/cgs/alquist-priolo>). Earthquake Shaking Potential for California Map ([https://www.conservation.ca.gov/cgs/Documents/MS\\_48.pdf](https://www.conservation.ca.gov/cgs/Documents/MS_48.pdf)). Earthquake Zones of Required Investigation – Moorpark Quadrangle ([http://gmw.consrv.ca.gov/SHP/EZRIM/Maps/MOORPARK\\_EZRIM.pdf](http://gmw.consrv.ca.gov/SHP/EZRIM/Maps/MOORPARK_EZRIM.pdf)). Landslide Hazard Mapping for Selected California Highway Corridors Phase 2 ([ftp://ftp.conservation.ca.gov/pub/dmg/pubs/sr/SR\\_243/SR\\_243\\_sans\\_Plates.pdf](ftp://ftp.conservation.ca.gov/pub/dmg/pubs/sr/SR_243/SR_243_sans_Plates.pdf))  
Advance Geotechniques - Geotech Report for 635 Los Angeles Avenue

## VIII. GREENHOUSE GAS (GHG) EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion:

a) Potential Carbon Dioxide Equivalent greenhouse gas emissions (CO<sub>2</sub>e) associated with the project were modeled using CalEEMod. The VCAPCD has not yet adopted a threshold of significance for GHG emissions. To assist in the analysis, the South Coast Air Quality



Management District (SCAQMD) GHG threshold recommendation was used in this analysis. The most recent proposed thresholds issued in 2008 applicable to this project suggest that it would be appropriate for a lead agency to use a threshold of 3,000 million tons per year (MTPY) of CO<sub>2</sub>e for stationary sources. CalEEMod modeling of the proposed project estimates a preliminary emissions rate of 229.37 MTPY CO<sub>2</sub>e for stationary sources. Therefore, the projected impacts to greenhouse gas emissions associated with the project are anticipated to be less than significant.

b) The California Air Resources Board Scoping Plan describes the approach California will take to reduce GHGs to achieve the goal of reducing emissions to 1990 levels by 2020. The proposed project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and therefore would have no impact.

Sources: Project Application and Exhibits (October 14, 2014), Ventura County Air Pollution Control District: Ventura County Air Quality Assessment Guidelines (2003). California Air Resources Board, Scoping Plan (<https://ww3.arb.ca.gov/cc/scopingplan/scopingplan.htm>), South Coast Air Quality Management District – Interim CEQA GHG Significance Threshold for Stationary Sources (2008) ([http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-\(ghg\)-ceqa-significance-thresholds/ghgboardsynopsis.pdf?sfvrsn=2](http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgboardsynopsis.pdf?sfvrsn=2)).

## IX. HAZARDS & HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



## IX. HAZARDS & HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion:

a) through c) The proposed project consists of 69 townhouse condominium homes and associated site improvements that will not involve the transport, use or disposal of hazardous materials. Therefore, the proposed project will not be releasing hazardous material into the environment nor does it present a hazard to the public or the environment through the routine transport, use or disposal of hazardous materials.

d) According to the Department of Toxic Substance Control, the subject property is not identified on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, no impact will result from the proposed project.

e) The proposed project is not located within an airport land use plan, or where such plan has not been adopted, within two miles of a public airport or public use airport. Furthermore, the proposed project site is located within an urban, residential and commercial area and consists of infill development of a vacant lot. Therefore, no impacts will result from the proposed project.

f) The subject property is located within an urban, residential and commercial area and consists of infill development of a vacant lot. The project site has direct access along State Highway 118, a five-lane thoroughfare. Therefore, the proposed project will not interfere with an adopted emergency response plan or emergency evacuation plan.

g) The subject property is an infill lot surrounded by developed urban uses. Therefore, the proposed project will have no impacts on exposing people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

Sources: Project Application and Exhibits (October 14, 2014), General Plan Safety Element (2001). Department of Toxic Substance Control – EnviroStor ([www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov)).

## X. HYDROLOGY & WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## X. HYDROLOGY & WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:				
i) Result in substantial erosion or siltation on- or off-site?;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 off-site?;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion:

a-b) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality because the Federal Water Pollution Prevention and Control Act (i.e., the Clean Water Act or CWA) requires that discharges do not substantially degrade the physical, chemical or biological integrity of the Nation's waters. Specifically, Section 402 established the National Pollutant Discharge Elimination System (NPDES) Regulations for wastewater and other pollutant discharges. Congress amended the CWA in 1987 to require the implementation of a two-phased program to address storm water discharges. The Phase II regulations became effective on February 7, 2000, and require NPDES permits for storm water discharges from regulated small MS4s and for construction sites disturbing more than 1 acre of land.

In addition, Section 401 and 404 established regulations for the discharge of dredged or fill material into waters of the United States and water quality impacts associated with these

discharges. In California, the Porter-Cologne Water Quality Control Act establishes waste discharge standards pursuant to the Federal NPDES program, and the state has the authority to issue NPDES permits to individuals, businesses, and municipalities.

The protection of water quality is under the jurisdiction of the State Water Resources Control Board (SWRCB). The SWRCB is a state regulatory agency whose purpose is to protect the quality of surface and ground water within the region for beneficial uses. In order to address specific issues of the various groundwater basins in the State, the SWRCB is divided into nine Regional Water Quality Control Boards (RWQCBs), one for each of the major groundwater basins/surface water flow systems in the State. The City of Moorpark falls within the jurisdiction of the Los Angeles RWQCB. The RWQCB establishes requirements prescribing the quality of point sources of discharge and establishes water quality objectives through the Water Quality Control Plan for the local basin (Basin Plan). Water quality objectives are established based on the designated beneficial uses for a particular surface water or groundwater basin.

There are few uses of groundwater in the City of Moorpark. The development will utilize County water services and therefore, will not adversely impact the groundwater conditions. However, the impact of increased impermeable surface will decrease groundwater recharge.

Implementation of the Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which could result in the generation of water quality pollutants such sediment, solid and sanitary waste, concrete truck washout, hydrocarbons, metals, and construction debris. In addition, grading activities loosen and unconsolidated soils, which easily erode and could result the sedimentation of surface waters. Vertical construction and landscaping will general addition pollutants including soluble solids, sediment, nutrients, various toxics, pathogens, thermal stress, oil and grease, and gross pollutants and floatable. These materials have the potential to adversely affect water quality.

As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures. Additionally, runoff from under post-development conditions could contain pollutants in the absence of protective or avoidance measures. The Project's potential to violate any water quality standards or waste discharge requirements during short-term construction and/or long-term operational activities can have an adverse impact on- and off-site.

Implementation of the State of California Construction General Permit, the County MS4, and the City Grading Ordinance during grading and post construction/LID measures permanently, will reduce the risk to less than significant with mitigation.

i-ii) The site mass grading activities, removal of native vegetation, and the increased impervious surfaces will increase the risk of erosion and sedimentation on- and off-site. Uniformly applied conditions of approval require a complete hydrology and hydraulics report as part of the site development in conjunction with a Water Quality Report and approved by the City in order to verify compliance with established criteria and best practices. The reports and plans will include temporary (during construction) and permanent measures with native, drought resistant plants can be implemented based on the State of California Construction General Permit, the County MS4, and the City ordinances and requirements during grading and post construction/ LID measures permanently, that will reduce the risk of erosion and siltation to *less than significant with mitigation*.

iii-iv) The proposed project will alter the landform and concentrate drainage to the existing streets and storm drain pipes. The effects of increased impervious surface area will would increase stormwater runoff and potentially result in downstream flooding and degraded water quality. A site-specific hydrology study will be prepared to evaluate whether the Project would result in a substantial change in the rate or amount of runoff exiting the site. An increase in the rate or amount of runoff from the site could result in increased potential for flooding on downstream properties. The site will be required to intercept a 100-year developed flow rate, and provide suitable detention that restricts flows to a undeveloped 10 year event from the site or into the storm drain system. In addition, a dry access lane will be provided in the streets for emergency first responders. Water Quality report will be prepared to address all pollutants of concern and suitable mitigation in accordance with the County MS4 Permit and applicable State requirements. The reports and proposed improvements will demonstrate that historic drainages are not adversely impacted.

The reports and plans will identify all associated hazards and appropriate mitigations. The mitigation measures will be implemented based on the State of California Construction General Permit, the County MS4, and the City ordinances and requirements that will reduce the risk of substantial increase in rate or amount of surface runoff as well as adverse impacts of pollutants of concern to *less than significant with mitigation*.

d-e) The Project site is not located within a 100-year flood hazard area. The Project site is; however, located in an area that is between the limits of the 100-year and 500-year floods, also known as the moderate flood hazard area.

Sources: Project Application and Exhibits (October 14, 2014), National Flood Hazard Layer FIRMette (FEMA Flood Map).

## XI. LAND USE & PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion:

a) The subject property is located within an urban, residential and commercial area and consists of infill development of a vacant lot. Therefore, the proposed project will not physically divide an established community and is consistent with adjacent uses.

b) Pursuant to Exhibit 4 of the General Plan – Planning Area Land Use Plan, the subject property is vacant. The current zoning of this property is Commercial Office and the General Plan designation is Commercial Office. The proposed project will require a Zone Change (Commercial Office to Residential Planned Development), and General Plan Amendment (Commercial Office to Very High Residential Density). With approval of the general plan amendment and zone changes, the site will comply with all applicable land use regulations and therefore no impact is proposed.



Sources: Project Application and Exhibits (October 14, 2014), General Plan Land Map and Zoning Map. General Plan – Planning Area Land Use Plan (Exhibit 4)

## XII. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
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) Pursuant to the Geologic Map of California – Los Angeles Sheet, the subject property has alluvium derived predominantly from sedimentary rocks. The proposed project will not create a unique demand on available mineral resources in the City, since the project site is not located in an area of importance for mineral deposits. Therefore, the proposed project will have no impact on mineral resources.

b) Pursuant to the Mineral Land Classification Map, the subject property is not located in a significant mineral deposit area. Therefore, the subject property will have no impact on the loss of availability of a locally important mineral resource.

Sources: Project Application and Exhibits (October 14, 2014), General Plan - Open Space, Conservation, and Recreation Element (1986). Mineral Land Classification Map ([ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR\\_145/SR\\_145\\_Plate1-11.pdf](ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_145/SR_145_Plate1-11.pdf)), Geologic Map of California (Los Angeles Sheet) ([ftp://ftp.consrv.ca.gov/pub/dmg/pubs/gam/GAM\\_008\\_Los\\_Angeles/GAM\\_008\\_Map\\_1969.pdf](ftp://ftp.consrv.ca.gov/pub/dmg/pubs/gam/GAM_008_Los_Angeles/GAM_008_Map_1969.pdf)).

## XIII. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### XIII. NOISE

Would the project result in:

Potentially  
Significant  
Impact

Less Than  
Significant  
With  
Mitigation

Less than  
Significant  
Impact

No  
Impact

- 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?

☐ ☐ ☐ ☒

#### Discussion:

- a) Construction activities would generate ambient noise levels in the vicinity of the project from active construction equipment, haul trucks, and construction worker vehicles. However, all noise sources would be temporary and would cease once construction is completed. All construction activities would be required to comply with the City Noise Ordinance, which allows construction to occur between 7 a.m. to 7:00 p.m. Monday through Saturday. Therefore, the proposed project will have no impact on ambient noise levels in the vicinity of the project.
- b) Construction activities would generate noise and groundborne vibration from active construction equipment, haul trucks, and construction worker vehicles. However, all noise sources would be temporary and would cease once construction is completed. All construction activities would be required to comply with the City Noise Ordinance, which allows construction to occur between 7 a.m. to 7:00 p.m. Monday through Saturday. Therefore, the proposed project will have no impact on excessive groundborne vibration or groundborne noise levels.
- c) The proposed project is not located within the vicinity of a private airstrip, or airport land use plan, or where such plan has not been adopted, within two miles of a public airport or public use airport. Furthermore, the proposed project site is located within an urban, residential and commercial area and consists of infill development of a vacant lot. Therefore, no impacts are anticipated from the proposed project.

Sources: Project Application and Exhibits (October 14, 2014). City of Moorpark - Noise Ordinance.

### XIV. POPULATION & HOUSING

Would the project:

Potentially  
Significant  
Impact

Less Than  
Significant  
With  
Mitigation

Less than  
Significant  
Impact

No  
Impact

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

☐ ☐ ☒ ☐



#### XIV. POPULATION & HOUSING

Would the project:

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

Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
--------------------------------------	------------------------------------------------	------------------------------------	--------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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#### Discussion:

- a) According to the California Department of Finance (DOF), the current population of Moorpark is estimated at 37,027 (DOF 2019) with a forecasted population of 43,000 for the year 2040 (SCAG 2016-2040). The proposed project consists of 69 townhouse condominium homes and a recreational facility on a previously developed 4.01 acre lot. Based on the DOF estimate of an average of 3.34 persons per household in the City of Moorpark, the addition of 69 units would generate approximately 230 residents. Therefore, implementation of the proposed project would increase the City's estimated existing population of 37,027 to 37,257, which would still be within SCAG's 2040 population forecast of 43,000 (SCAG 2040). Impacts relating to substantial population growth would be less than significant. Furthermore, the proposed project will have a beneficial impact of helping to achieve housing goals in support of the Housing Element of the General Plan. Therefore, the proposed project will result less than significant impact on the unplanned population growth in an area, either directly or indirectly.
- b) The subject property is currently vacant. Therefore, the proposed project will not displace numbers of existing people or housing and no impact would occur.

Sources: Project Application and Exhibits (October 14, 2014). Department of Finance (<http://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-1/>). Southern California Association of Government – 2016-2040 Regional Transportation Plan and Sustainable Communities Strategy (<http://www.scag.ca.gov/DataAndTools/Pages/GrowthForecasting.aspx>). General Plan - Housing Element.

#### XV. PUBLIC SERVICES\*

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:

- a) Fire protection?  
b) Police protection?  
c) Schools?  
d) Parks?

Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
--------------------------------------	------------------------------------------------	------------------------------------	--------------

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## XV. PUBLIC SERVICES\*

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:

Potentially  
Significant  
Impact      Less Than  
Significant  
With  
Mitigation      Less than  
Significant  
Impact      No  
Impact

e) Other public facilities?

☐
☐
☒
☐

### Discussion:

- a) Fire protection services are provided to the City of Moorpark through an agreement with the County of Ventura Fire Protection District. Funds are provided to the district through a fire protection tax on property tax bills. The project site is located approximately 4,050, feet from the nearest fire station (297 High Street). The proposed project would not impact service response time to the point that would require the alteration/expansion of existing fire facilities or the construction of new facilities. Therefore, the proposed project will have a less than significant impact on fire protection services.
- b) The Moorpark Police provides police services to the City of Moorpark through a contract with the Ventura County Sheriff's Department. Funds are provided to the property tax and sales revenue. The project site is located approximately 4,730, feet from the police station (610 Spring Road). In order to maintain acceptable service ratios, response times, or other performance objectives, development fees and property taxes will be paid to fund required police protection facilities. Therefore, the proposed project will have a less than significant impact on police protection services.
- c) The Moorpark Unified School District has 15 school sites within the City of Moorpark, including 4 preschools, 5 elementary schools, 1 K-8 school, 2 middle schools, 2 high schools and 1 alternative to high school. The increase of population may increase student enrollment. Funding for new school facilities generally occurs through the district's assessment of development fees, which will be paid to the District prior to development. Therefore, the proposed project will be a less than significant impact on school services.
- d) There are presently 19 parks within the City of Moorpark, totaling 150 acres. Facilities at these sites include picnic areas, ball fields, dog park, skatepark, restrooms and parking. Although on-site amenities, such as a tot-lot, recreational center and a swimming pool are included in the proposal, additional development fees will be paid to fund increase park space and offset impacts to parks and recreation facilities. Therefore, the proposed project will post no impact on park facilities.
- e) The City of Moorpark has one public library, which is open Monday to Sunday. The project site is approximately 3,340 feet away from the public library (699 Moorpark Avenue). Although the proposed project may increase the use of this facility, additional library fees will be paid to offset any impacts to library services. Therefore, the proposed project will have a less than significant impact on public facilities.



Sources: Project Application and Exhibits (October 14, 2014).

## XVI. RECREATION

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Would the project 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion:

- a) There are presently 19 parks within the City of Moorpark, totaling 150 acres. According to the Parks and Recreation Master Plan, Moorpark provides 4.1 acres of park land for every 1,000 residents. Facilities at these sites include picnic areas, ball fields, dog park, skatepark, restrooms and parking. On-site amenities, such as a tot-lot, recreational center and a swimming pool are proposed with the project site and additional development fees will be paid to offset the potential impacts to parks and recreational facilities. Therefore, the proposed project will have a less than significant impact on the use of existing neighborhood and regional parks or other recreational facilities.
- b) The proposed project includes a tot-lot, recreational center and a swimming pool. The applicant will also be required to pay appropriate parks impact fees. Therefore, the proposed project will have a less than significant impact.

Sources: Project Application and Exhibits (October 14, 2014), General Plan Open Space, Conservation, and Recreation Element (1986). Parks and Recreation Master Plan (2019).

## XVII. TRANSPORTATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## XVII. TRANSPORTATION

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion:

- a) According to the Circulation Element of the General Plan, the goals and policies emphasize the need for a circulation system that is capable of serving both existing and future residents while preserving community values and character. Pursuant to Figure 2 of the General Plan Circulation Element – Los Angeles Avenue is considered to be a six-lane arterial. The primary access to the site will be provided from Los Angeles Avenue with a secondary access from the Mission Bell Plaza shopping center parking lot. A uniformly applied condition of approval will require the developer to pay Los Angeles Avenue Area of Contribution Fee to fund core improvements to the Los Angeles Avenue corridor, and the Citywide Traffic Mitigation Fee to fund street improvements and offset any potential impacts associated with development of the project. Therefore, a less than significant impact will occur for this project.
- b) Pursuant to General Plan - Circulation Element; Level of Service (LOS), Policy 2.4: All new development shall participate in a transportation improvement fee program. This fee enables circulation improvements to be funded by new development in a manner that maintains the performance objectives specified in Policy 2.1. The proposed project will not reduce the Level of Service (LOS) of intersections in the area. The primary access to the site will be provided from Los Angeles Avenue (SR 118) with a secondary access from the Mission Bell Plaza shopping center parking lot. A condition of approval will require the developer to pay Traffic Mitigation and Los Angeles Avenue Area of Contribution Fee in effect at the time to fund core improvements to the Los Angeles Avenue corridor, and the Citywide Traffic Mitigation Fee in order to fund street improvements. Therefore, a less than significant impact will occur for this project.

- c) The project is not located within an area regulated by an airport land use plan and therefore will not have an impact to air traffic patterns, traffic levels, nor results in substantial safety risks. Therefore, no impact will occur for the proposed project.
- d) The project has been designed in a manner that eliminates any potential hazardous design features. In addition, Gibson Transportation Consulting, Inc. conducted a trip generation assessment for this project and concluded a full traffic study would not be needed. Furthermore, uniformly applied conditions of approval will require the California Department of Transportation (CalTrans) to review accessibility to the subject property at Los Angeles Avenue. Therefore, the proposed project will have a less than significant impact in the increase of hazards due to a design feature or incompatible use.
- e) The circulation plan for the proposed project has been reviewed by the Fire Department and City Engineer to ensure that sufficient access is provided for emergency services. Therefore, a less than significant impact is anticipated from the project.
- f) As designed and conditioned, the project complies with all applicable policies and plans related to public transit, bicycle, and pedestrian facilities. Pursuant to Figure 2 of the General Plan Circulation Element – Los Angeles Avenue is considered to be a six-lane arterial. The primary access to the site will be provided from Los Angeles Avenue with a secondary access from the Mission Bell Plaza shopping center parking lot. A condition of approval will require the developer to pay Los Angeles Avenue Area of Contribution Fee to fund core improvements to the Los Angeles Avenue corridor, and the Citywide Traffic Mitigation Fee to fund street improvements. Therefore, a less than significant impact will occur for this project.

Sources: Project Application and Exhibits (October 14, 2014), General Plan Circulation Element (1992). Gibson Transportation Consulting, Inc. (Trip Generation Assessment for the 635 Los Angeles Avenue Residential Project, 2018). General Plan - Circulation Element.

## XVIII. TRIBAL CULTURAL RESOURCES

Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
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Would the project:

- a) 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:
  - i) 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), or

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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## XVIII. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
ii) 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion:

- a) (i) The subject property is not 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. Furthermore, the subject property in vicinity is not identified in the Ventura County Historical Landmarks and Point of Interest. Therefore, the proposed project will have no impact on the adverse change in the significance of a tribal cultural resource.
- (ii) The subject property is not 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. Furthermore, the subject property in vicinity is not identified in the Ventura County Historical Landmarks and Point of Interest. Therefore, the proposed project will have no impact on the criteria set forth in subdivision (c) of Public Resources Code Section 5024.

Sources: California Register of Historical Resources (<http://ohp.parks.ca.gov/>).

## XIX. UTILITIES & SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



## XIX. UTILITIES & SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local waste management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion:

- a) The project will not require construction of any new water or wastewater treatment facilities that will result in a significant impact to the environment. The project site is located in an area planned for residential development and existing water and wastewater treatment facilities have been sized to accommodate the proposed project. Uniformly applied conditions of approval for new development will require the provision of a "Will Serve" letter from both the water and wastewater purveyors. Therefore, the proposed project will have a less than significant impact in the relocation or construction of a new water or wastewater treatment facility.
- b) Ventura County Waterworks District Number 1 is the agency responsible for providing water to the city. Approximately 75 percent of the water supplied to the district comes from the Calleguas Municipal Water District and the remaining 25 percent comes from local groundwater supplies. Uniformly applied conditions of approval for new development will require the provision of a "Will Serve" letter from both the water and wastewater purveyors. Therefore, the proposed project will have a less than significant impact in water supply.
- c) The proposed project will be located within an urbanized area and connect to a publicly maintained wastewater treatment system. An uniformly applied conditions of approval will require the applicant to submit a "Will Serve" letter from from both the water and wastewater purveyors 1. Therefore, the proposed project will have a less than significant impact on this project.
- d) The proposed project consists of 69 townhouse condominium homes and a recreational facility on a previously developed 4.01 acre lot. Therefore, the project will not generate excessive solid waste.
- e) The proposed project consists of 69 townhouse condominium homes and a recreational facility on a previously developed 4.01 acre lot. The proposed project will comply with federal,

state, and local waste management and reduction statutes and regulations related to solid waste. Therefore, no impact will result from this project.

Sources: Project Application and Exhibits (October 14, 2014),

## XX. WILDFIRE

If project is located in or near a state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion:

a) through d) According to the Fire Hazard Severity Zones Map, the subject project is not located in or near a state responsibility areas or lands classified as very high fire hazard severity zones. Therefore, no impacts related to wildfire are will result from development of the proposed project.

Sources: Fire Hazard Severity Zones Map (2007)

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
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 rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ( <i>"Cumulatively considerable" means that the incremental effects of a 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.</i> )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) The proposed project consists of 69 townhouse condominium homes and a recreational facility on a previously developed 4.01 acre lot. The proposed project will not 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 rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Therefore, no impact will result from the proposed project.

b) The proposed project consists of 69 townhouse condominium homes and a recreational facility on a previously developed 4.01 acre lot. The proposed project will not have impacts that are individually limited or cumulatively considerable. Therefore, no impact will result from the proposed project.

c) The proposed project consists of 69 townhouse condominium homes and a recreational facility on a previously developed 4.01 acre lot. The proposed project will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly. Therefore, no impact will result from the proposed project.

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