

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH#

202 0029021

Project Title: High Street Station Mixed Use Development

Lead Agency: City of Moorpark

Contact Person: Karen Vaughn

Mailing Address: 799 Moorpark Avenue

Phone: 805-517-6281

City: Moorpark

Zip: 93021

County: Ventura

Project Location: County: Ventura

City/Nearest Community: Moorpark

Cross Streets: High Street and Bard Street

Zip Code: 93021

Longitude/Latitude (degrees, minutes and seconds): 34 ° 17 ' 06.6 " N / 118 ° 52 ' 46.8 " W Total Acres: 2.15

Assessor's Parcel No.: 512-0-090-115

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: 23, 118

Waterways: Arroyo Simi, Arroyo Las Posas

Airports: none

Railways: UPRR/SCRRA railroad Schools: See attachment.

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☒ Mit Neg Dec

Other:

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☒ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☒ Other: See attachment.**Development Type:**☒ Residential: Units 91 Acres☐ Office: Sq.ft. Acres Employees☒ Commercial: Sq.ft. 15,018 Acres Employees☐ Industrial: Sq.ft. Acres Employees☐ Educational:☒ Recreational: 7,178 sq. ft. village green☐ Water Facilities: Type MGD☐ Transportation: Type Governor's Office of Planning & Research☐ Mining: Mineral☐ Power: Type☐ Waste Treatment: Type☐ Hazardous Waste: Type☐ Other:**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other:**Present Land Use/Zoning/General Plan Designation:**

Downtown Specific Plan - Old Town Commercial (C-OT)/Commercial Old Town (C-OT)

Project Description: (please use a separate page if necessary)

The project would be located on a 2.15-acre site along the south side of High Street, roughly in between Walnut Street and Magnolia Street, in the City of Moorpark in Ventura County, California. The project involves a mixed use development consisting of 91 multi-family residential units (including 18 studios, 26 one-bedroom units, 39 two-bedroom units and 8 three-bedroom units) and 15,018 square feet (sf) of commercial development. The residential units would be constructed within four individual buildings, each with a maximum of three floors. The proposed project includes approximately 8,400 sf of ground-floor commercial retail and office space in the four residential buildings. In addition, the project includes 6,618 sf of standalone commercial space in three separate buildings surrounding an outdoor village green that would be open to the public and used as a special event venue. Project design and architectural features would be consistent with the design guidelines contained in the Moorpark Downtown Specific Plan. The project includes 139 on-site parking spaces and 26 on-street parking spaces as well as additional shared parking spaces in existing downtown public parking areas. The proposed project would also demolish the existing non-operational commercial and industrial buildings on-site. The site currently contains 17 mature trees that include palm, cypress, ash, and pepper trees. Some of the mature trees on-site would be removed over the course of construction activities, but the project would preserve the existing pepper trees along High Street (Ventura County Landmark #72) and the existing large ash trees along the southern portion of the property. On-site grading in the form of removal and recompaction would occur across the entire site along with geologic hazard remediation. Construction is estimated to begin in 2020 and is estimated to take approximately 13 months to complete.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

High Street Station Mixed Use Development Project Notice of Intent - Attachment

Schools within 2 Miles

- Chaparral Middle School
- Union High School
- Flory Academy of Sciences and Technology School
- Arroyo West Elementary School
- Mountain Meadows School
- Moorpark High School
- Peach Hill Academy
- Mesa Verde Middle School
- IvyTech Charter School

Local Action Type

- Zoning Map Amendment
- Disposition and Development Agreement
- Development Agreement
- Lot Line Adjustment (potential)
- Conditional Use Permits (potential)
- Joint Use Agreement between the Ventura County Transportation Commission, Southern California Regional Rail Authority, and the City of Moorpark

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>4</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date February 7, 2020

Ending Date March 9, 2020

Lead Agency (Complete if applicable):

Consulting Firm: Rincon Consultants, Inc.

Applicant: Daly Group Inc.

Address: 180 North Ashwood Avenue

Address: 31255 Cedar Valley Drive, Suite 323

City/State/Zip: Ventura, CA 93003

City/State/Zip: Westlake Village, CA 91362

Contact: Annalese Miller

Phone: 805-309-6100

Phone: 805-644-4455

Signature of Lead Agency Representative: 

Date: 2/4/20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.