

# Notice of Intent to Adopt A Mitigated Negative Declaration

## *City of Moorpark*

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Pursuant to the State of California Public Resources Code Section 21092, this is to advise you that the City of Moorpark has prepared an Initial Study of environmental impacts for the following project:

**Project Title:** High Street Station Mixed Use Development (Project Nos. RPD2018-01, ZC2018-01, DDA2018-01 and DA2018-01)

**Project Description:** 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. The project site is not included on the list of hazardous materials facilities, hazardous waste properties, or hazardous waste disposal sites enumerated under Section 65962.5 of the California Government Code (Cortese List).

**Project Location:** Along the south side of High Street, roughly in between Walnut Street and Magnolia Street, in the City of Moorpark in Ventura County, California (APN 512-0-090-115).

**Environmental Determination:** Based on the findings of the Initial Study, the City of Moorpark has determined that, with mitigation, this project would not result in significant environmental impacts. Mitigation measures for biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, transportation and traffic, and tribal cultural resources will be required to reduce impacts to less than significant. Accordingly, the City of Moorpark intends to adopt a Mitigated Negative Declaration, pursuant to Section 21080(c) of the Public Resources Code.

**Public Review/Public Comment Period:** Copies of the proposed Mitigated Negative Declaration and Initial Study are available for public review at: Moorpark City Library, 699 Moorpark Avenue, Moorpark, California 93021; Moorpark College Library, 7075 Campus Road, Moorpark, California 93021; and online at <https://www.moorparkca.gov/568/Environmental-Documents>.

**A 30-day public review period for the Mitigated Negative Declaration begins on February 7, 2020 and ends March 9, 2020.** If you would like to comment, please send written comments to:

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