

**MOORPARK PLANNING COMMISSION  
AGENDA REPORT**

**TO:** Honorable Planning Commission

**FROM:** Freddy A. Carrillo, Associate Planner II

**DATE:** 10/22/2019 Regular Meeting

**SUBJECT:** Consider a Resolution Recommending Approval to the City Council of General Plan Amendment No. 2014-01, Zone Change No. 2014-01, Residential Planned Development No. 2014-02, Vesting Tentative Tract Map No. 5869, Development Agreement No. 2014-03, and Adoption of a Negative Declaration Under CEQA in Connection Therewith, for the Development of a 69 Unit Multi-Family Residential Condominium Project with a Recreation Center and Associated Site Improvements on a Previously-Developed 4.01-Acre Lot at 635 Los Angeles Avenue, on the Application of Menashe Kozar for Sky Line 66, LLC.

**STAFF RECOMMENDATION**

1. Open the public hearing, accept public testimony and close the public hearing;
2. Recommend adoption by the City Council of a Negative Declaration; and
3. Adopt Resolution No. PC-2019- \_\_\_\_\_ recommending to the City Council conditional approval of General Plan Amendment No. 2014-01, Zone Change No. 2014-01, Residential Planned Development No. 2014-02, Vesting Tentative Tract Map No. 5869, and Development Agreement No. 2014-03.

**PROJECT DESCRIPTION AND BACKGROUND**

On October 10, 2014, Menashe “Manny” Kozar, for Summer Land Partners Group, Inc., (on behalf of Sky Line 66, LLC) filed an application to develop 69 multi-family residential condominiums, a 1,916 square-foot recreation center, and associated site improvements on a previously-developed 4.01-acre lot at 635 Los Angeles Avenue. The applicant has requested the following entitlements in order to pursue development of the project, known as “Green Island Villas”:

- General Plan Amendment (GPA) No. 2014-01 to change the land use designation of the subject property from General Commercial (C-2) to Very High Density Residential (15U/AC);
- Zone Change (ZC) No. 2014-01 to amend the zoning of the property from Commercial Office (C-O) to Residential Planned Development (RPD);
- Residential Planned Development (RPD) No. 2014-02 for construction of the project and associated site improvements;
- Vesting Tentative Tract Map (VTTM) No. 5869 to create 70 parcels (69 condominium units and one common area parcel; and
- Development Agreement (DA) No. 2014-03.

On May 21, 2014, the City Council considered GPA Pre-Screening Permit No. 2013-01 to change the land use designation from C-2 to VH to allow construction of 66-attached residential dwelling units. The applicant is now proposing 69 units utilizing a density bonus. The incentive, under the DA, allows the project to qualify for additional units above the allowable maximum density of 15 du/acre by constructing and deed restricting 11 of the 69 units (15%) as affordable to low-income households. Additional details regarding the evolution of this project through the prescreening applications are provided in the Discussion Section below.

## **DISCUSSION**

### Existing Site Conditions:

The 4.01-acre property is currently vacant and located on the north side of California State Route 118 (Los Angeles Avenue), between Shasta Avenue and Leta Yancy Road. The site was previously developed with two single-family homes and a detached garage and was demolished in 1996. Primary street access to the property is provided by Los Angeles Avenue with secondary access to the east, through the adjacent Mission Bell Plaza shopping center. The following table summarizes the General Plan, zoning, and existing land uses on the subject property and vicinity.

Location	Existing General Plan Designation	Proposed General Plan Designation	Existing Zoning Designation	Proposed Zoning Designation	Existing Land Use
Site	General Commercial (C-2)	Very High Density Residential (VH)	Commercial Office (C-O)	Residential Planned Development (RPD)	Vacant Lot
North	Medium Density Residential (4DU/AC)	Not Applicable	Single Family Residential (R-1-8)	Not Applicable	Detached Single Family Homes
South	High Density Residential (7DU/AC)	Not Applicable	Residential Planned Development (RPD 7U/AC)	Not Applicable	Vacant Lot
East	General Commercial (C-2)	Not Applicable	Commercial Planned Development (CPD)	Not Applicable	Mission Bell Plaza Shopping Center
West	Medium Density Residential (4DU/AC)	Not Applicable	Single Family Residential (R-1-8)	Not Applicable	Detached Single Family Homes

**Previous Applications:**

An outline of previously entitlements associated with the property is provided below:

On May 7, 1997, the City Council approved GPA No. 96-2, changing the General Plan land use designation for the site from Medium Density Residential (M) to C-2, along with Zone Change No. 96-1, changing the zoning from, Single Family Residential (R-1-8) to C-O. On September 17, 1997, the City Council approved CPD No. 96-3 for the construction of two one-story buildings and a two-story office building, a Tentative Parcel Map (TPM) No. 5056 to subdivide an the existing parcel into three parcels, and Conditional Use Permit (CUP) No. 96-2 to allow a 50 foot high tower element. Building permits for the CPD were never obtained and the approvals expired.

On May 14, 2001, Grand Moorpark LLC (“Grand Moorpark”) acquired the project site and on November 30, 2001 filed GPA Pre-Screening Application No. 2001-02 to change the General Plan land use designation of the property from C-O to VH. The Affordable Housing/Community Development Committee had concerns regarding potential impacts associated with changing the planned commercial property to non-commercial uses and density of the development. On March 19, 2003, the City Council asked Grand Moorpark and Shea Homes to fund a commercial demand study before issuing a decision on the GPA Pre-Screening application. Previously, Shea Homes was considered for a GPA Pre-Screening to change the General Plan land use designation for 12.39 acres of land from C-2 to VH. The commercial demand study was presented at the City Council meeting of October 6, 2004 City. The study recommended retaining

the property's commercial land use designation. On December 1, 2004, GPA Pre-Screening application No. 2001-02 was denied.

On October 18, 2006, the City Council approved CPD No. 2005-04 for the construction of a 78,939 square-foot medical office building. A one-year extension was granted on December 13, 2007 and a second extension on October 8, 2008. On November 5, 2008, City Council approved Tentative Tract Map (TTM) No. 5869 to subdivide the approved medical office building into condominium units for sale or lease. CPD No. 2005-04 expired on October 7, 2009 as a building permit was never requested and only two one-year extensions were permitted.

On June 16, 2010, City Council approved CPD No. 2010-01 for the same medical office project approved in 2006; however, the permit expired on June 15, 2011. A subsequent application for the same medical office project was submitted on April 27, 2012, as CPD No. 2012-01. This project was approved by the City Council on January 16, 2013. An extension was granted on December 4, 2013, extending the validity of the approval through January 16, 2015.

On May 21, 2014, the City Council authorized the acceptance of a GPA application for review and consistent with GPA Pre-Screening No. 2013-01 to change the planned use designation from C-2 to VH to allow construction of 66-attached residential dwelling units, with a \$20,000 contribution to an updated commercial demand study. On October 10, 2014 Sky Line 66 filed GPA No. 2014-01, ZC No. 2014-01, RPD No. 2014-02, and DA No. 2014-03 for a 66-unit townhouse development and submitted the \$20,000 contribution for the commercial demand study. The City Council appointed an Ad-Hoc Committee consisting of Mayor Parvin and Councilmember Mikos to negotiate the Development. On August 21, 2014, Grand Moorpark, LLC, sold the property to Sky Line 66, LLC. This company was created as a special purpose entity to be the owner of the project site.

The updated commercial demand study was presented to the City Council on September 7, 2016. The report recommended residential uses for the less-than-optimal vacant properties designated for commercial uses, including the subject property. On March 20, 2017, Summer Land Partners Group, Inc., on behalf of Sky Line 66, LLC, submitted an application for a TTM No. 5869 for a condominium map on the property in association with GPA No. 2014-01, ZC No. 2014-01, RPD No. 2014-02, and DA No. 2014-03. The Applicant later revised the TTM request to a Vesting TTM No. 5869 for condominium purposes.

On October 22, 2018, Sky Line 66 met with Staff to discuss a new proposal to develop 77 residential units for the site. Staff expressed concerns regarding the increased density and the resulting loss of private recreational facilities/open space. The applicant addressed the concerns by decreasing the number of units to 69 and adding a recreation center with amenities.

General Plan and Zoning Consistency:

The applicant is requesting a General Plan Amendment (GPA) and Zone Change (ZC) for this project. The current General Plan designation of the site is General Commercial (C-2) and zoning designation is Commercial Office (C-O). The applicant is requesting a GPA to change the land use designation of the site to VH Density Residential, and a ZC to RPD.

The VH land use designation is intended for residential development characterized by multiple family attached units and apartment and condominium buildings. It is intended that this category utilize innovative site planning, provide on-site recreational amenities and be located in close proximity to major community facilities, business centers and major arterials. The proposed General Plan land use designation of VH allows a maximum density of 15 dwelling units per acre; however, through negotiation of the Development Agreement, the project would have a gross density of 17.2 dwelling units per acre with 11 units (15%) deed restricted at the low affordability level (not to exceed 80% of the area median income adjusted for family size). A copy of the 2019 Income Limits for Ventura County is included as Attachment 4..

The purpose of the RPD zone is to provide areas for communities to be developed using modern land planning and unified design techniques. This zone provides a flexible regulatory procedure in order to encourage:

1. Coordinated neighborhood design and compatibility with existing or potential development of surrounding areas;
2. An efficient use of land particularly through the clustering of dwelling units and the preservation of the natural features of sites;
3. Variety and innovation in site design, density and housing unit options, including garden apartments, townhouses and single-family dwellings;
4. Lower housing costs through the reduction of street and utility networks; and
5. A more varied, attractive and energy-efficient living environment, as well as, greater opportunities for recreation than would be possible under other zone classifications.

The project is designed to be consistent with the RPD zone in that proposed project would be developed in a vacant lot and would provide new homes near other adjacent residential neighborhoods. The project would include a variety of different size buildings as each building would contain two to six units, and would be separated by green corridors. Improvements would be installed onsite as access to the project would be

from an existing street (Los Angeles Avenue) or an easement located within the Mission Bell Plaza shopping center. The Applicant is also proposing a recreational area that includes a recreation center, pool, playground, and dog park that can be utilized by the residents.

### **Project Summary**

The site design, including structure locations, size, height, setbacks, massing, scale, architectural style and colors, and landscaping, is consistent with the goals and policies of the City's General Plan Land Use Element.

The proposed project meets the following Goals and Policies:

- **Goal 3:** *Provide a variety of housing types and opportunities for all economic segments of the community.*

*Policy 3.3: Where feasible, inclusionary zoning shall be used to require that a percentage of new, private residential development be affordable to very low to moderate income households.*

- **Goal 5:** *Develop new residential housing which is compatible with the character of existing individual neighborhoods and minimizes land use incompatibility.*

*Policy 5.1: Multiple-family dwellings shall be developed in close proximity to employment opportunities, shopping areas, public parks, and transit lines, with careful consideration of the proximity to and compatibility with single-family neighborhoods.*

The proposed project includes 69 multi-family residential condominiums, a 1,916 square-foot recreation center that includes a fitness center, recreation room, storage room and restrooms, an outdoor swimming pool, dog park, playground, and associated site improvements. The units are provided within 17 two-story buildings, with a total of 18 two-bedroom units and 51 three-bedroom units. Each unit would include a two-car garage and a total of 35 guest parking spaces would be dispersed throughout the site.

### Vesting Tentative Tract Map No. 5869:

The existing, 4.01-acre lot would be subdivided to create one master ground lot with 69 condominium lots. The Applicant is requesting a VTTM as part of the residential development in order to create the condominiums and common parcel. A vesting map grants vested rights to proceed with a project in accordance with the ordinances, policies and standards in effect at the time the application for approval of the vesting tentative map is complete. The drive way, guest parking, access easement, and

recreation facilities would be a common area parcel shared by all residents. The Applicant would be required to submit a Final Map before the VTTM expires.

Residential Planned Development Permit No. 2014-02:

An RPD is required for projects creating five or more separate residential lots. As mentioned above, the Applicant is requesting to subdivide the parcel to create 69 condominiums. The Planning Commission may recommend approval of an RPD to the City Council if the project meets the RPD development standards, including but not limited to building height, minimum lot size, and setbacks for the RPD zone. In addition, the requested average number of units per acre needs to be consistent with zoning a General Plan land use designation unless an application for a zone change and General Plan amendment is filed concurrently with the RPD permit application.

The following table summarizes the proposed residential development:

<b>Number of Units</b>	<b>Bedroom Size</b>	<b>Number of Parking Spaces Inside Garage</b>	<b>Gross Area for Each Unit (sq. ft.)</b>	<b>Total Area Calculation of Units</b>
18 Units	2 Bedrooms, plus 2 ½ Bathrooms	2 Spaces	1,813 sq. ft.	32,634 sq. ft.
51 Units	3 Bedrooms, plus 2 ½ Bathrooms	2 Spaces	2,033 sq. ft.	103,683 sq. ft.

**Proposed Project**

Architecture:

The architectural style of the homes and recreation building is Spanish Mission design. The residential buildings are proposed with a variation of earth toned colors on smooth plaster finish with clay tile roof. Each unit would have an approximately 20-foot tall exterior chimney located on the side wall. Each unit is also provided with a 54 square-foot recessed uncovered second-story balcony with a decorative metal guardrail at the rear of the building. A rectangular transom window above the entry door was added to provide horizontal consistency and add natural lighting to the homes. The applicant is also proposing an open lattice wood trellis above each entryway and a second-story bay window above the overhead sectional garage door. To reduce noise from Los Angeles Avenue, a condition of approval has been added that requires windows along the south and east facades of the project to be a minimum Sound Transmission Class (STC) rating of 40. The proposed architecture is well-designed and is compatible with the existing development in the vicinity of the project.

Staff has been working closely with the applicant regarding the design of the recreation building. The single-story building would have a smooth plaster finish with clay tile roof. Picture windows would be located on all four sides of the building. The main entrance to

the building is located at the south elevation, which faces the primary entrance to the project site and features prominently along Los Angeles Avenue. This current proposal is the third version of this building and is the most compatible with the residential buildings and adjacent development. Previous designs included angular, modern features and a larger, two-story building with barreled columns that were generally not compatible with the character of the existing community.

Setbacks and Building Height:

The RPD zoning district allows for the development of project-specific setbacks, including but not limited to building height and minimum lot size. The applicant is proposing 17 buildings ranging from two to six units each. Each unit is proposed with a minimum 250 square-foot back yard. Buildings that are proposed adjacent to existing single-family development at the north, east, and west of the site would include a 15-foot rear yard setback. This buffer is consistent with the rear yard setback provided by the adjacent single-family homes. Buildings located along the southerly property line, at Los Angeles Avenue, have a 10-foot rear yard setback. The side yard setback for corner units ranges from 14 feet to 19 feet. Heights of the proposed buildings range from 24 feet and 7 inches to 28 feet and 10 inches. The community center, located in the center of the site, is proposed at a height of 17 feet and 10 inches. As designed, the building forms, setbacks, and height are generally consistent with development in the vicinity of the project site, including the scale of commercial development and adjacent single-family residences.

The following table summarizes the development standards of the RPD zoning designation as well as the existing single-family neighborhoods to the north and west of the project site.

<b>Setback Regulations</b>	<b>Existing Single Family Homes Located to the North and West of the Proposed Project Site</b>	<b>RPD Zone Regulations for Multifamily Residential</b>	<b>Proposed Residential Planned Development (RPD)</b>
A. Front yard setback	20 feet	20 feet	20 feet
B. Side yard setback, interior side	5 feet	10 feet	10 feet
C. Side yard setback, street side	10 feet	10 feet	14 feet
D. Rear yard setback	15 feet	Determined by the RPD permit	15 feet
E. Building height maximum	35 feet	35 feet	35 feet

Circulation and Traffic:

The primary access to the site would be provided from Los Angeles Avenue with a secondary access (via easement) from the Mission Bell Plaza shopping center parking lot. The primary driveway would remain unsignalized and would accommodate right-turn-only ingress and egress, which eliminates the potential for eastbound related left-turn conflicts on Los Angeles Avenue. However, residents wanting to travel westbound along Los Angeles could exit the project site via the secondary access through Mission Bell Plaza and through the signalized intersection at Leta Yancy Road and Los Angeles Avenue. The project has been designed in a manner that ensures the safe circulation for vehicles and pedestrians.

The applicant submitted a trip generation assessment report conducted by Gibson Transportation Consulting, Inc. (August 27 2019). The report concluded the proposed project would add minimal traffic to the adjacent street system and the project driveways would be designed to limit conflicts along the Los Angeles Avenue. The volume of these trips is less than significant and would not reduce the level of service of adjacent intersections.

Parking:

The Parking Ordinance requires 2 parking spaces per unit for 2 or more bedrooms, and 0.5 spaces per unit for guest parking. The applicant is proposing a two-car garage for each unit and 35 guest parking spaces located throughout the site and in front of the recreation center. As designed, the proposed residential and guest parking provided comply with the off-street parking requirement of the City Code. Garages would be accessed from an alley driveway in which with no parking is allowed. Although residents have access to the Mission Bell Plaza shopping center parking lot, a condition of approval has been included that prohibits residents and guests from parking in the adjacent Mission Bell Plaza parking lot.

The following table summarizes the parking requirement on the subject property.

<b>Number of Parking Spaces Required for a 69 Multi-Family Residential Condominium Development</b>	<b>Spaces Required</b>	<b>Spaces Provided</b>
2 spaces per unit	138	138
0.5 spaces per unit (for guest)	34.5	35
<b>Total</b>	<b>172.5*</b>	<b>173</b>

\*Pursuant to City Code Section 17.32.030, fractional spaces of .5 or less are rounded down to the nearest whole number.

Site Improvements and National Pollution Discharge Elimination Standards Requirements (NPDES):

The project has been designed to provide for all necessary on-site and off-site storm drain improvements including the imposition of National Pollution Discharge Elimination System (NPDES) requirements. Best Management Practices Drainage Facilities are required to be provided so that surface flows are intercepted and treated. These items would be reviewed by the City Engineer/Public Works Director as part of the condition compliance process.

Grading and Drainage:

Construction of the project would result in ground surface disturbance during site clearance and grading. Uniformly applied conditions of approval imposed on the project would 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 would 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).

The proposed project would alter the landform and concentrate drainage to the existing streets and storm drain pipes. The effects of increased impervious surface area would increase stormwater runoff and potentially result in downstream flooding and degraded water quality. A condition of approval has been added that requires the Developer to revise the grading, street improvements, and drainage plans to the satisfaction of the City Engineer/Public Works Director. These reports shall demonstrate that historic drainages are not adversely impacted.

Landscaping:

The Applicant has proposed a landscape plan that includes a variety of trees, shrubs, and groundcover across the property. The plan also includes landscaping in the backyards. In order to provide privacy from adjacent properties, a condition of approval would require yard trees to be installed along the perimeter of the project site for screening purposes. These trees would also be required to be maintained by the condominium owner or Homeowner's Association (HOA). In addition, the HOA would also maintain the landscape provided in the public areas. Staff has also advocated for a more prominent landscape treatment along the entry at Los Angeles Avenue, which is incorporated into the current proposal. Prior to issuance of a building permit for the project, the City's landscape architect would review the plans in detail to determine if the number and placement of all plant materials and irrigation is appropriate.

Development Agreement (DA) No. 2014-03:

Government Code Section 65864 and City of Moorpark Municipal Code Section 15.40 provides an opportunity for a DA between the City and property owners in connection with proposed plans of development for specific properties. The DA is designed to strengthen the planning process, to provide developers some certainty in the development process and to assure development in accordance with the terms and conditions of the agreement. Vesting of development rights, timing of development, development fees, and provision of affordable housing are addressed in the DA.

The terms of the DA have been negotiated by an Ad-Hoc committee of the City Council consisting of Mayor Parvin and Councilmember Mikos. The Planning Commission is asked to provide a recommendation to the City Council regarding the DA. In general, fees have been updated to current levels, adjusting for inflation, and the affordable housing terms have been updated to reflect the current project with 11 units to be reserved as affordable to low-income households.

Community Workshop:

On March 8, 2018, Andrew Brady (attorney for the applicant) held a community meeting at 799 Moorpark Avenue (City Hall). At that time, the applicant was proposing a 64 unit multi-family residential condominium development with access from Shasta Avenue. Mr. Brady presented the project and responded to general questions. Staff was in attendance in order to observe these discussions and the comments presented by the community. Several in attendance expressed support for the project but had concerns regarding potential impacts to the neighborhood resulting from access at Shasta Avenue. In response, the applicant revised the plans to remove the proposed access to Shasta Avenue, relocate the primary access to Los Angeles Avenue and provide five additional units.

**ANALYSIS**

**Issues**

Staff analysis of the proposed project has identified the following areas for Planning Commission consideration in their recommendation to the City Council:

- Land Use
- Mission Bell Plaza Easement Agreement

Land Use

The site is currently designated for commercial uses in the General Plan Map and commercial office uses in the Zoning Map. As mentioned above, on May 14, 2014, the City Council authorized the submittal of a GPA application for a proposed change in

planned land use from General Commercial to Very High Density Residential on the subject property. This authorization was contingent upon the contribution of \$20,000 to a commercial demand study (Attachment 6) to aid the Council in determining the appropriate land use for the property. An application was submitted by Grand Moorpark for a 66 multi-family condominium project on October 20, 2014, along with the contribution toward the commercial demand study. On September 7, 2016 the updated commercial demand study was completed and presented to the City Council. The study documented an excess of retail space in the City and recognized opportunities for office space developments are likely limited to institutional or smaller professional firms. While commercial vacancies remain higher than historic levels, the State has also declared that a housing crisis exists and directed local governments to identify opportunities to provide additional housing. Based on the totality of this information, the proposed residential land use and development align with the realities of the local commercial real estate market as well as priorities to develop additional housing.

Mission Bell Easement Agreement:

On September 1, 2011, the City entered into a Settlement Agreement with Mission Bell Plaza West, LP and other ownership interests of Mission Bell Plaza, over unpaid debt to the City. Part of the Settlement Agreement included a provision for Mission Bell West, LP, to provide an assignable easement to the City that would provide reciprocal access between Mission Bell Plaza and the proposed development (Attachment 7). The Improvements specified in the Agreement include: removal of existing improvements in the location of the proposed driveway extension, including, but not limited to, block wall, planters, curbing, irrigation and landscaping, and replace with new curbing, irrigation tie-ins, and asphalt. This Easement Agreement required certain improvements to be completed on or before December 31, 2016, or the easement would expire. On June 15, 2016, the City Council extended the agreement to January 1, 2018, and on November 1, 2017 staff requested a second extension to January 1, 2020. Since improvements will not be completed by this date, Staff will be requesting a third extension before the year ends.

**Findings**

General Plan Amendment and Zone Change:

Formal findings are not required for approval of the General Plan Amendment and Zone Change, because they are legislative acts. However, findings have been included for the appropriateness of the General Plan Amendment to a residential land use designation in light of a commercial demand study and Zone Change is in supportive with the proposed land use designation. The Planning Commission must determine that the requests are consistent with the Goals and Policies of the General Plan. This determination is stated in the following Finding:

1. The project is consistent with the Goals and Policies of the General Plan, with emphasis on the following Housing Element goals:

*GOAL 1.0: Assure the quality, safety, and habitability of existing housing and the continued high quality of residential neighborhoods.*

*GOAL 2: Provide residential sites through land use, zoning and specific plan designations to provide a range of housing opportunities.*

*GOAL 3: Expand and protect housing opportunities for lower income households and special needs groups.*

General Plan Amendment:

1. A commercial demand study was prepared and concluded that commercial use development was not viable, in favor of residential development on the subject property.
2. The proposed project will provide a variety of housing types as well as affordable housing in a design that is both comparable in scale with surrounding residential and commercial development.

Zone Change:

1. The proposed zoning designation is consistent with the proposed General Plan land use designation.
2. The proposed zone change land use designation is intended for residential development characterized by multiple family attached units and apartment and condominium buildings.
3. The proposed zone change would provide on-site recreational amenities, and be located in close proximity to major community facilities, business centers and major arterials.

Residential Planned Development Permit:

1. The site design, including structure locations, size, height, setbacks, massing, scale, architectural style and colors, and landscaping, is consistent with the goals and policies of the City's General Plan and Zoning Ordinance as proposed to be amended by General Plan Amendment No. 2014-01 and Zone Change No. 2014-01, in that the proposed project would provide condominiums as well as deed-restricted affordable housing in a design that is comparable in scale with surrounding residential and commercial development.

2. The site design would not create negative impacts on or impair the utility of properties, structures or uses in the surrounding area in that adequate provision of public access, sanitary services, and emergency services have been ensured in the processing of this request and the use proposed is similar to adjacent uses, and access to or utility of those adjacent uses are not hindered by this project.
3. The proposed uses are compatible with existing and permitted uses in the surrounding area in that the project will be located within a residential neighborhood and will be screened by a perimeter of trees.

Vesting Tentative Tract Map Findings:

1. The site is physically suitable for the type of development proposed in that the site can be engineered to allow for all required utilities to be brought to the site, adequate ingress and egress can be obtained, and the site can be provided with public and emergency services.
2. The site is physically suitable for the proposed intensity of development, in that all City development standards, including access, have been met by the proposed project.
3. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental effects, in that an Initial Study and Negative Declaration were prepared and determined that no significant impacts would result from development of the project.
4. The design of the subdivision is not likely to cause serious public health problems, in that adequate sanitation is both feasible and required as a condition of this development.
5. The design of the subdivision and the type of improvements would not conflict with easements acquired by the public at large, for access through, or use of the property within the proposed subdivision, in that full access to and from Los Angeles Avenue has been incorporated in the design of this project.
6. There would be no discharge of waste from the proposed subdivision into an existing community sewer system in violation of existing water quality control requirements under Water Code Section 13000 et seq.

### **PROCESSING TIME LIMITS**

Time limits have been established for the processing of development projects under the Permit Streamlining Act (Government Code Title 7, Division 1, Chapter 4.5), the Subdivision Map Act (Government Code Title 7, Division 2), and the California Environmental Quality Act Statutes and Guidelines (Public Resources Code Division 13, and California Code of Regulations, Title 14, Chapter 3). Under the applicable provisions of these regulations, the following timelines have been established for action on this project:

**Date Application Filed: October 14, 2014**

**Date Application Determined Complete: September 13, 2019**

**Planning Commission Action Deadline: December 2, 2019**

**City Council Action Deadline: February 2, 2020**

Upon agreement by the City and Applicant, one 90-day extension can be granted to the date action must be taken on the application.

### **ENVIRONMENTAL DETERMINATION**

In accordance with the City's environmental review procedures adopted by resolution, the Community Development Director determines the level of review necessary for a project to comply with the California Environmental Quality Act (CEQA). Some projects may be exempt from review based upon a specific category listed in CEQA. Other projects may be exempt under a general rule that environmental review is not necessary where it can be determined that there would be no possibility of significant effect upon the environment. A project which does not qualify for an exemption requires the preparation of an Initial Study to assess the level of potential environmental impacts. Based upon the results of an Initial Study, the Director may determine that a project would not have a significant effect upon the environment. In such a case, a Notice of Intent to Adopt a Negative Declaration or a Mitigated Negative Declaration is prepared. For many projects, a Negative Declaration or Mitigated Negative Declaration would prove to be sufficient environmental documentation. If the Director determines that a project has the potential for significant adverse impacts and adequate mitigation cannot be readily identified, an Environmental Impact Report (EIR) is prepared.

The Director has prepared or supervised the preparation of an Initial Study to assess the potential significant impacts of this project. Based upon the Initial Study, the Director has determined that there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment and has prepared a Negative Declaration for Planning Commission review and consideration before making a recommendation on the project.

The Initial Study and Negative Declaration (Attachment 5) were prepared and circulated on July 2, 2019. Three comment letters were subsequently received: Ventura County Air Pollution Control District; California Department of Transportation; and Ventura County Public Works Agency - Watershed Protection. These comments and Staff's response are provided in a Memorandum, which is also attached. Staff has reviewed the letters received, consulted with the agencies providing comments, and determined that no changes to the project or Initial Study and Negative Declaration are warranted.

### **NOTICING**

Public Notice for this meeting was given consistent with Chapter 17.44.070 of the Zoning Ordinance as follows:

1. Publication. The notice of the public hearing was published in the Ventura County Star on October 13, 2019.
2. Mailing. The notice of the public hearing was mailed on October 11, 2019, to owners of real property, as identified on the latest adjusted Ventura County Tax Assessor Roles, within one-thousand (1,000) feet of the exterior boundaries of the assessor's parcel(s) subject to the hearing.
3. Sign. One 32 square foot sign is to be placed on the street frontage by October 11, 2019.

### **ATTACHMENTS:**

1. Location Map
2. Aerial Photograph
3. Project Exhibits
4. 2019 Income Limits (Ventura County)
5. Initial Study, Negative Declaration and Comment Letter Memorandum
  - A. Ventura County Air Pollution Control District
  - B. California Department of Transportation
  - C. Ventura County Public Works – Watershed Protection
6. Draft Planning Commission Resolution with Recommended Conditions of Approval
7. Keyser Marston Associated, Inc. - Commercial Demand Study
8. Easement Agreement

**2019 INCOME LIMITS** (*Ventura County*)  
Housing and Community Development Department (State)

**HCD Income Limits**

**Median Income: \$ 97,800**

	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
Extremely Low	\$22,000	\$25,150	\$28,300	\$31,400	\$33,950	\$36,450	\$39,010	\$43,430
Very Low Income	\$36,650	\$41,850	\$47,100	\$52,300	\$56,500	\$60,700	\$64,900	\$69,050
Low Income	\$58,600	\$67,000	\$75,350	\$83,700	\$90,400	\$97,100	\$103,800	\$110,500
Median Income	\$68,450	\$78,250	\$88,000	<b>\$97,800</b>	\$105,600	\$113,450	\$121,250	\$129,100
Moderate Income	\$82,150	\$93,900	\$105,600	\$117,350	\$126,750	\$136,150	\$145,500	\$154,900



# CITY OF MOORPARK

799 Moorpark Avenue, Moorpark, California 93021

Main City Phone Number (805) 517-6200 | Fax (805) 532-2205 | moorpark@moorparkca.gov

## 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:

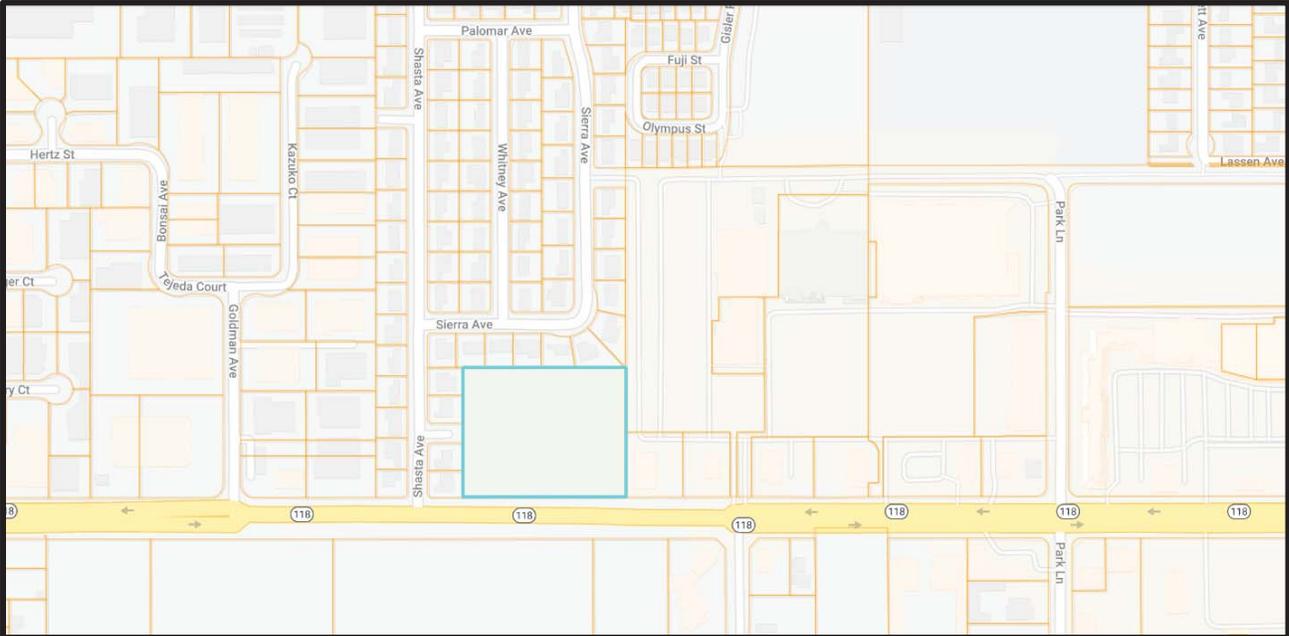
The methodology used to analyze the cumulative impacts associated with the proposed project in the Initial Study was the list approach, pursuant to Section 15130(b)(1)(A) of the CEQA Guidelines. The list approach identifies all past, present, and probable future projects contributing to the related or 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**

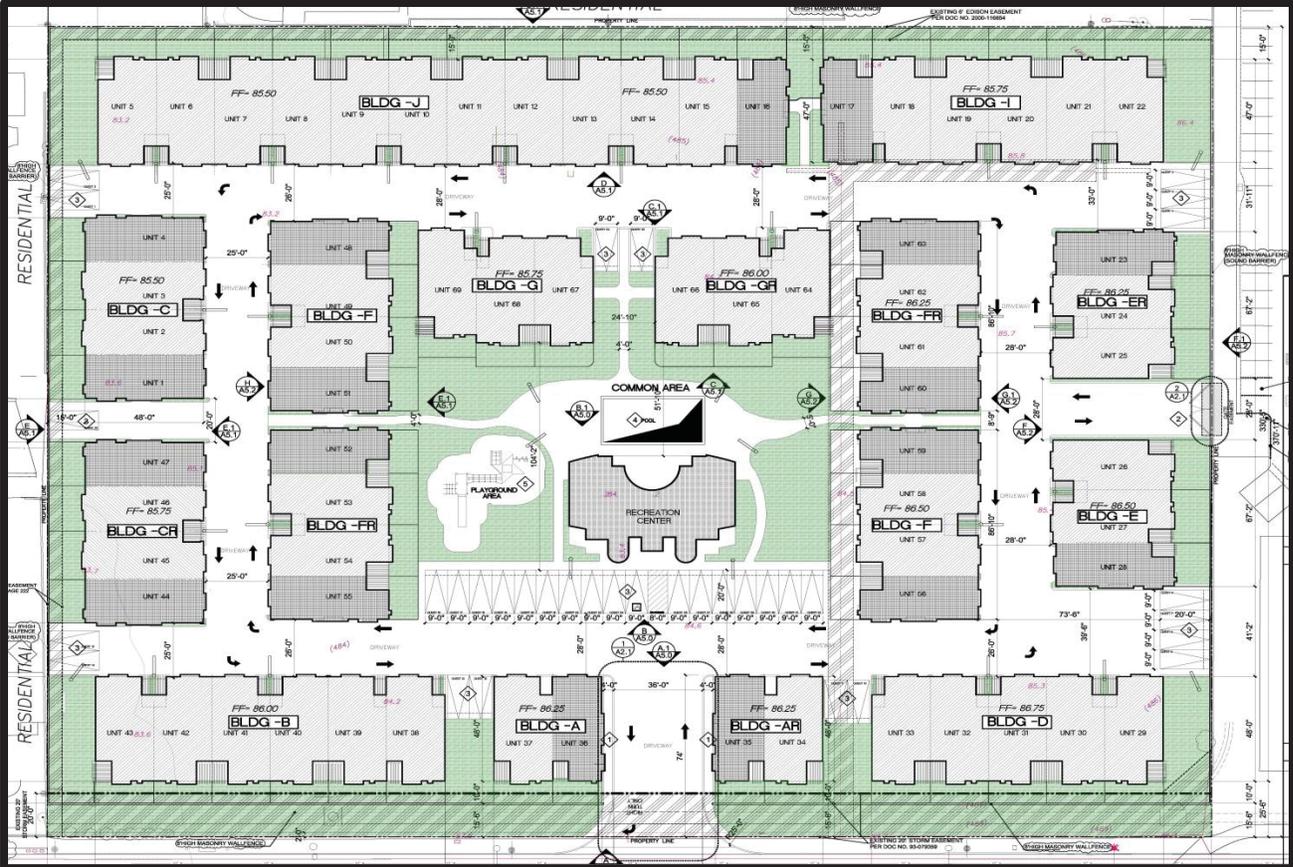
**Location Map**



### 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.

**July 30, 2019**

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**Freddy A. Carrillo**  
**Associate Planner II**

## 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:	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
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:

- a) 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.
- b) 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.
- c) 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.
- d) 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
--------------------------------------	--	------------------------------------	--------------

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 NO<sub>x</sub>. 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 NO<sub>x</sub>. 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:	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input 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:	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
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:

- a) 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.
- b) 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.
- c) 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:	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
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:	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
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:	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of 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:	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
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:	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
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:	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
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 as 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 in the sedimentation of surface waters. Vertical construction and landscaping will generally add pollutants including soluble solids, sediment, nutrients, various toxics, pathogens, thermal stress, oil and grease, and gross pollutants and floatables. 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:	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
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:	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a) 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:	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input 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
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<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
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<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"/>



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

**XVI. RECREATION**

	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
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:	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
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**

<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
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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**

	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
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:	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
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:	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
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:	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
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**

	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of 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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# MEMORANDUM

## COMMUNITY DEVELOPMENT DEPARTMENT

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**TO:** Honorable Planning Commission

**FROM:** Freddy A. Carrillo, Associate Planner II

**DATE:** October 22, 2019

**SUBJECT:** Green Island Villas Initial Study and Negative Declaration:  
Summary of Comments Received and Staff Response

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The Green Island Villas Initial Study and Negative Declaration was circulated for public review between July 2, 2019 and August 6, 2019. Three comment letters were subsequently received from the Ventura County Air Pollution Control District; California Department of Transportation; and Ventura County Watershed Protection District. None of the comments received resulted in changes to the Initial Study and Negative Declaration (IS/ND).

These comments and Staff's response to each are provided below.

### Ventura County Air Pollution Control District (VCAPCD)

Comment: The environmental document needs to include analysis using the 2016 Ventura County Air Quality Management Plan (AQMP). In addition, include the South Coast Air Quality Management District greenhouse gas numerical threshold for residential sources of 3,000 Metrics Tons per year (MTPY) of carbon dioxide equivalent (CO<sub>2</sub>e). Lastly, due to the proximity of sensitive receptors and lengthy construction time, VCAPCD recommends all off-road construction equipment to be Tier 3 rating and reactive organic compounds (ROC) content of architectural coating to be used for construction phase to be low to zero-volatile organic compounds (VOC) (0-25 g/L ROC).

- The IS/ND did not identify any significant air quality impacts associated with the project, however a condition of approval is included that requires off-road construction equipment to be Tier 3 rating and ROC content of architectural coating to be used for construction phase to be low to zero- VOC (0-25 g/L ROC). The Applicant will also be required to obtain permits from VCAPCD. No changes to the project resulted from this comment.

### California Department of Transportation (CalTrans)

Comment: Caltrans has requested a copy of the revised Trip Generation Assessment report conducted by Gibson Transportation Consulting, Inc., and a site plan showing full details on the driveway layout access to and from Los Angeles Avenue (SR-118).

- Staff submitted a copy of the revised Trip Generation Assessment report and site plan showing full details of the driveway layout. The Applicant will also be required to obtain Caltrans permit and design approvals, and submit a Construction Traffic Management Plan (CTMP) for the review and approval of Caltrans.

Ventura County Watershed Protection District (VCWPD)

Comment: The VCWPD has concerns on the flow of water running into the District's Moorpark Storm Drain No. 2 red line channel. This storm drain has been identified as having limited flood carrying capacity. Also, the project finding should verify compliance with the VCWPD hydrology data and 2017 Hydrology Manual and follow the Watershed Protection District "Guide for Hydrology and Hydraulic Study Report".

- Staff has added a condition of approval to obtain permits required by the VCWPD prior to issuance of a building permit. No changes to the project are proposed and no significant hydrology/water quality issues have been identified in the IS/ND.



**VENTURA COUNTY  
AIR POLLUTION CONTROL DISTRICT**  
Memorandum

TO: Freddy Carrillo, City of Moorpark Planning

DATE: July 25, 2019

FROM: Nicole Collazo, Planning Division

SUBJECT: Public Review Comment for Green Villa Islands

Air Pollution Control District (APCD) staff has reviewed the Initial Study and Negative Declaration (IS, ND) for the project referenced above. The proposed project is for a new residential development in previously developed 4.01-acre vacant lot. The project location is 635 Los Angeles Avenue in the City of Moorpark. The Lead Agency for the project is the City of Moorpark. APCD is acting as a Commenting Agency and is providing recommendations and comments to environmental document prepared by the Lead Agency, pursuant to the California CEQA State Guidelines Section 15073 and Section 1.1 of the Ventura County Air Quality Assessment Guidelines (AQAG).

**GENERAL COMMENTS**

As a Commenting Agency for the CEQA review of the subject project, APCD concurs with the findings determined in the Air Quality and Greenhouse Gas Emissions Sections of the IS and ND. However, the following sections of the IS checklist require some attention, as listed below.

Item 1- Page 8, Item a. The environmental document did not conduct a consistency analysis with the most recent Air Quality Management Plan (AQMP) adopted. The proposed project must address consistency with the APCD Air Quality Management Plan (AQMP) if estimated operational emissions exceed 2 lbs./day or greater for ROG or NO<sub>x</sub>, as described in the District's AQAG, *Section 4.2, Procedures for Determining Consistency with the AQMP*.

The 2016 AQMP presents Ventura County's strategy (including related mandated elements) to attain the 2008 federal 8-hour ozone standard by 2020, as required by the federal Clean Air Act Amendments of 1990 and applicable U.S. EPA clean air regulations. The 2016 AQMP uses an updated 2012 emissions inventory as baseline for forecasting data, SCAG RTP 2016 data, and CARB's EMFAC2014 emission factors for mobile sources. The 2016 AQMP uses SCAG 2016 RTP population growth projection of 40,806 by 2020 for the City of Moorpark. The latest population estimation for the City of Moorpark was 39,223 (March 2019, County of Ventura RMA). An inconsistency with the AQMP would imply an additional 1,583 residents would relocate to the City of Moorpark as a result of this project alone. Using the proposed number of

units of the project (69) and the average number of residents per dwelling unit of 3.45 (County RMA March 2019 Jurisdictions Report), and assuming all of the residents of proposed project are not residents of the city, the population will grow by about 238 residents. This projection is less than the amount needed to be inconsistent with the AQMP. Therefore, the project will be consistent with the AQMP and population growth forecasts.

Item 2- Page 9, Short-Term Construction Impacts. As previously recommended in an informal consultation with the Lead Agency, due to the proximity of sensitive receptors and lengthy construction time, we recommend all off-road construction equipment to be of Tier 3 rating and ROC content of architectural coatings to be used for the construction phase to be of low to zero-VOC (0-25 g/L ROC); this may reduce your construction emissions by about 85% to below threshold levels and can be remodeled in CalEEMod Version 2016.3.2 for a more accurate mitigation quantification. Additionally, including more accurate information regarding the proposed type and amount of construction equipment into the air emissions model than the default input settings may further reduce the construction emissions.

Item 3- Page 16, GHGs. The interim South Coast Air Quality Management District GHG numerical threshold for stationary sources is 10,000 Metric Tons of CO<sub>2</sub>e per Year (MT/Yr CO<sub>2</sub>e). The 3,000 MT/Yr CO<sub>2</sub>e numerical threshold applies to residential/commercial sources. Please make this change in item a.

Thank you for the opportunity to review your project's IS and ND and provide recommendations. If you have any questions, please call me at (805) 645-1426 or email [nicole@vcapcd.org](mailto:nicole@vcapcd.org).

**DEPARTMENT OF TRANSPORTATION**  
DISTRICT 7- OFFICE OF REGIONAL PLANNING  
100 S. MAIN STREET, SUITE 100  
LOS ANGELES, CA 90012  
PHONE (213) 897-0067  
FAX (213) 897-1337  
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www.dot.ca.gov



*Making Conservation  
a California Way of Life.*

August 1, 2019

Freddy A. Carrillo  
City of Moorpark, Community Development Department  
799 Moorpark Avenue  
Moorpark, California 93021

RE: Initial Study and Negative Declaration (ND)  
– Green Island Villas  
SCH# 2019079018  
GTS# 07-VEN-2016-00308  
Vic. VEN-118/ PM 17.07

Dear Freddy A. Carrillo:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. 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, at 635 Los Angeles Avenue. A two-car garage will be included with each unit and a total of 35 surface guest parking spaces will be dispersed throughout the site for a total of 173 parking spaces. 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.

After reviewing the Initial Study and Negative Declaration, Caltrans has the following comments:

1. Primary street access to the property is provided by SR-118 (Los Angeles Ave.), which generally runs in an east-west direction and is located just south of the Project Site. SR-118 (Los Angeles Ave.) is a six-lane arterial; however, the segment of SR-118 adjacent to the project site consists of two travel lanes in each direction.
2. Since the proposed project would increase the population at the project site as well as the overall population in Moorpark community, an increase in traffic volume on SR-118 is anticipated. Please include the Trip Generation Assessment conducted by Gibson Transportation Consulting, Inc. referenced in the Initial Study in your response so that it can be reviewed. If the study assumes that occupants of the development will not be using the state transportation system, please provide Caltrans with a more detailed justification on why a full traffic study is not needed.
3. As required by SB 743, Caltrans is moving towards replacing Level of Service (LOS) with Vehicle Miles Traveled (VMT) when evaluating traffic impacts. For any future project we encourage the Lead Agency to develop a verifiable performance-based VMT criteria.

*"Provide a safe, sustainable, integrated and efficient transportation system  
to enhance California's economy and livability"*

**PC ATTACHMENT 5.B.**

- a. Senate Bill 743 (2013) mandates that CEQA review of transportation impacts of proposed development be modified by using Vehicle Miles Traveled (VMT) as the primary metrics in identifying impacts for all future development projects. You may reference to The Governor's Office of Planning and Research (OPR) for more information: <http://opr.ca.gov/ceqa/updates/guidelines/>.
  - b. Developing a verifiable performance VMT criteria is critical as the TIS will be based on VMT metrics.
4. There are multiple references to the developer paying into a "Los Angeles Avenue Area of Contribution Fee" throughout the Initial Study. Los Angeles Avenue is a State Route (SR-118) through the project area and within Caltrans' Right of Way. If these funds are being used to improve the corridor and mitigate transportation impacts, then please share these details with Caltrans, as a high level of collaboration will be required for any improvements on SR-118.
  5. Please provide full details on the driveway layout access to and from SR-118.
  6. As the project is adjacent to Caltrans Right of Way and will require driveway construction and access directly onto SR-118, multiple Caltrans permit and design approvals will be required.
  7. Any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will need a Caltrans transportation permit. We recommend large size truck trips be limited to off-peak commute periods.
  8. Please also provide a Construction Traffic Management Plan (CTMP).

**Construction Traffic Management Plan.** Prior to issuance of building or grading permits for the project site, the applicant shall prepare a Construction Traffic Management Plan (CTMP) for review and approval by City staff. The CTMP would include street closure information, detour plans, haul routes, staging plans, parking management plans and traffic control plans. The CTMP would formalize how construction would be carried out and identify specific actions that would be required to reduce adverse effects on the surrounding community. The CTMP should be based on the nature and timing of the specific construction activities and account for other concurrent construction projects near the project site. The following elements shall be implemented, as appropriate:

- Schedule construction activities to reduce the effects on traffic flows on surrounding arterial streets during peak hours.
- Obtain the required permits for truck haul routes prior to issuance of any permit for the project.
- The project contractor shall identify and enforce truck haul routes deemed acceptable by the City and Caltrans for construction trucks.
- Signs shall be posted along roads identifying construction traffic access or flow limitations due to single lane conditions during periods of truck traffic, if needed.
- Accommodate all equipment and worker parking on-site to the extent feasible.
- Provide safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers.

Freddie A. Carrillo

August 1, 2019

Page 3 of 3

- Provide for temporary traffic control during all construction activities adjacent to the public right-of-way to improve traffic flow on public roadways (e.g., flag men).
- Schedule construction-related deliveries to reduce travel during commuter peak hours.
- We recommend approval from Caltrans for any lane closures during construction period.
- We recommend the design of all construction underneath the State Route and Caltrans Right of Ways be approved by Caltrans.
- Permits from Caltrans will be required for heavy trucks and machinery/vehicles travelling on the State Route.

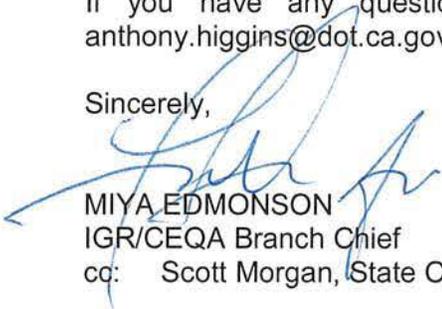
Further information included for your consideration;

Caltrans seeks to promote safe, accessible multimodal transportation. There are multiple methods to reduce pedestrian and bicyclist exposure to vehicles. These methods include the construction of physically separated facilities such as sidewalks, raised medians, refuge islands, or a reduction in crossing distances through roadway narrowing. Visual indicators such as, but not limited to, pedestrian and bicyclist warning signage, flashing beacons, crosswalks, signage, and striping should be used to indicate to motorists that they can expect to see and yield to pedestrians and people on bikes. Visual indication from signage can be reinforced by road design features such as narrow lane widths, landscaping, street furniture, and other design elements.

With regards to parking, Caltrans supports reducing the amount of parking whenever possible. Research on parking suggests that abundant car parking enables and encourages driving. Research looking at the relationship between land-use, parking, and transportation indicates that the amount of car parking supplied can undermine a project's ability to encourage public transit use. For any project to better promote public transit and reduce vehicle miles traveled, we recommend the implementation of Transportation Demand Management (TDM) strategies.

If you have any questions, please contact project coordinator Anthony Higgins, at [anthony.higgins@dot.ca.gov](mailto:anthony.higgins@dot.ca.gov) and refer to GTS# 07-VEN-2016-00308.

Sincerely,



MIYA EDMONSON

IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse



**WATERSHED PROTECTION**  
WATERSHED PLANNING AND PERMITS DIVISION  
800 South Victoria Avenue, Ventura, California 93009  
Sergio Vargas, Deputy Director – (805) 650-4077

**MEMORANDUM**

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**DATE:** July 23, 2019

**TO:** Freddy Carrillo Case Planner  
City of Moorpark

**FROM:** Nathaniel Summerville, Engineer III-Advanced Planning Section

**SUBJECT:** GREEN ISLAND VILLAS  
APN(s) 511-0-141-130  
ZONE 3  
WATERSHED PROTECTION PROJECT NUMBER: WC2019-0052  
INCOMPLETE

Pursuant to your request dated July 5, 2019, this office has reviewed the submitted materials and provides the following comments:

**PROJECT LOCATION:**

635 Los Angeles Ave., Moorpark, CA

**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 4.01-acre unpaved lot, at 635 Los Angeles Avenue. The project would include 16 two-story residential buildings, with a total of 18 two-bedroom units and 51 three-bedroom units. Each unit would include a two-car garage. A total of 35 surface guest parking spaces would be dispersed throughout the site. Amenities would include a recreational center with a multi-purpose room and gymnasium, and a swimming pool. Primary street access to the property would be provided by California State Route 118 (Los Angeles Avenue) and residents would have secondary access to the east, through the adjacent Mission Bell Plaza shopping center.

**APPLICATION COMPLETENESS:**

**INCOMPLETE** - from our area of concern.

**WATERSHED PROTECTION DISTRICT COMMENTS:**

Comments from Advanced Planning Section:

The project is located immediately adjacent to Moorpark Storm Drain No. 2, which is a Ventura County Watershed Protection District (District) Jurisdictional redline channel. The project proponent is hereby informed that it is the District's standard that a project cannot impair, divert, impede, or alter the characteristics of the flow of water running in any District jurisdictional red line channel under the requirements of Ordinance WP-2. Please be aware that Moorpark Storm Drain No. 2 has been identified as having limited flood carrying capacity and no increase in peak runoff will be allowed. The Project must provide adequate mitigation measures to comply with the District's standard for peak attenuation, which is that the runoff after development shall not exceed the peak flow under existing conditions for any frequency of event or, alternatively, apply the city standard; whichever is most restrictive shall apply. Analysis should consider the 100-year, 50-year, 25-year, and 10-year design storm frequencies.

Additionally, project findings should verify compliance with the Ventura County Watershed Protection District hydrology data and the 2017 Hydrology Manual and follow the Watershed Protection District "Guide for Hydrology and Hydraulic Study Report" found at following website:

<http://pwaportal.ventura.org/WPD/onestop/guidelines/Guide%20for%20Hydra.pdf>

Please submit a complete Drainage Report that, at a minimum, includes the following items:

- Sign and Seal from Licensed Engineer
- Figures/Hydrology Maps
- Hydrologic and Hydraulic Calculations
- Stormwater Calculations
- Mitigation Measures
- Offsite Flows
- Stormwater Quality Treatment Devices
- FEMA Maps
- Storm Drainage Plan (showing outlets and complete storm drain network)

**WATERSHED PROTECTION DISTRICT CONDITIONS:**

**Mitigation:** The proposed development shall incorporate mitigation measures to address cumulative impacts due to the proposed increase in imperviousness. Project shall not increase peak storm runoff in any frequency of storm events consistent with District policy and WP-2 Ordinance or, alternatively, apply the city standard; whichever is most restrictive shall apply.

**END OF TEXT**