City of Moorpark

MOORPARK DOWNTOWN SPECIFIC PLAN

May 2026 | Environmental Impact Report Addendum

SCH No.: 2022050327



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MOORPARK DOWNTOWN SPECIFIC PLAN

for City of Moorpark

Prepared for:

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ACRONYMS

AB	Assembly Bill
ACM	asbestos-containing materials
afy	acre-feet per year
APCD	Air Pollution Control District
AQMP	Air Quality Management Plan
BMP	best management practice
CAL FIRE	California Department of Forestry and Fire Protection
CALGreen	California Green Building Standards Code
CARB	California Air Resources Board
CBC	California Building Code
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CGP	Construction General Permit
CGS	California Geological Survey
CIP	capital improvements program
CNDDB	California Natural Diversity Database
CO	carbon monoxide
CRHR	California Register of Historical Resources
dBA	A-weighted decibel
DIF	Development Impact Fees
DTSC	Department of Toxic Substances Control
EAP	emergency action plan
EIR	environmental impact report
EOP	emergency operations plan
EPA	United States Environmental Protection Agency
FCGMA	Fox Canyon Groundwater Management Agency
FEMA	Federal Emergency Management Agency

ACRONYMS

FHSZ	Fire Hazard Severity Zone
GHG	greenhouse gases
GSP	Groundwater Sustainability Plan
HCP	Habitat Conservation Plan
LBP	lead-based paint
LST	localized significance thresholds
mgd	million gallons per day
MRZ	Mineral Resource Zones
MUSD	Moorpark Unified School District
MWRF	Moorpark Water Reclamation Facility
NAHC	Native American Heritage Commission
NOx	nitrous oxides
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
NVCS	National Vegetation Classification System
PPV	peak particle velocity
PRD	permit registration documents
RHNA	Regional Housing Needs Allocation
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAG	Southern California Association of Governments
SCCAB	South Central Coast Air Basin
SR-	State Route
SRA	State Responsibility Area
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminants
TDM	transportation demand management
TGM	Technical Guidance Manual

USACE	United States Army Corps of Engineers
UWMP	urban water management plan
VCFD	Ventura County Fire Department
VCSO	Ventura County Sheriff's Office
VCWD	Ventura County Water District
VMT	vehicle miles traveled
VMT/SP	vehicle miles traveled per service population
VOC	volatile organic compound
WUI	wildland-urban interface

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ENVIRONMENTAL CHECKLIST

PROJECT INFORMATION

Project Title: Moorpark Downtown Specific Plan

Lead Agency Name and Address:
City of Moorpark
323 Science Drive
Moorpark, California 93021

Contact Person and Phone Number:
Doug Spondello, AICP
Community Development Director
805.517.6251

Project Location: The Moorpark Downtown Specific Plan (DTSP) is in the center of the City of Moorpark with High Street at its core (see Figure 1, *Regional Location)*. Also included in the 115-acre DTSP Area (plan area) are other parts of Old Town Moorpark, including the residential neighborhood north of High Street, the Union Pacific Coast Line railroad right-of-way below High Street, and the strip of land along Moorpark Avenue to Los Angeles Avenue (see Figure 2, *Moorpark Downtown Specific Plan Area*).

Project Sponsor's Name and Address:
City of Moorpark
323 Science Drive
Moorpark, California 93021

General Plan Designation: SP-D – Downtown Specific Plan

Zoning: Downtown Specific Plan

Description of Project: The Moorpark DTSP has been designed to implement the City's General Plan 2050. The DTSP would provide applicants, City staff, the public, and decision makers with information on the overall intent for downtown and design standards to implement the proposed project. Local public works projects, design review plans, detailed site plans, grading permits and building permits, or any other action requiring ministerial or discretionary approval applicable to this area would need to be consistent with the proposed Specific Plan. Buildout of the Moorpark DTSP would be consistent with the Moorpark General Plan 2050. Growth within

the plan area would not exceed the residential or nonresidential growth projections. The proposed project includes a zoning code amendment, general plan amendment, and zoning map amendment.

Surrounding Land Uses and Setting:
Moorpark is bordered by the City of Thousand Oaks to the south, City of Simi Valley to the east, unincorporated Ventura County to the north and west, and agricultural and open space lands that define much of the surrounding landscape.

Other Public Agencies Whose Approval Is Required (e.g., Permits, Financing Approval, or Participating Agreement):
None

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

Tribal consultation was conducted as part of the Moorpark General Plan 2050 (approved project) environmental analysis pursuant to Senate Bill (SB) 18 and Assembly Bill (AB) 52. Because the California Environmental Quality Act (CEQA) document is an Addendum to the approved project, the proposed project is not subject to AB 52's tribal notice and consultation process. However, the proposed project is a Specific Plan and is therefore subject to SB 18. In accordance with the requirements of SB 18, the City sent initial notification letters to California Native American tribes and tribal contacts identified by the Native American Heritage Commission (NAHC) on January 23, 2026. Responses were received from the Fernandeño Tataviam Band of Mission Indians, who deferred consultation to other tribes in the area. No requests for consultation were received.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

Chapter 3 of this document summarizes the environmental impact conclusions of the Certified Environmental Impact Report (EIR) and concludes that the proposed project meets the conditions described in CEQA Guidelines Section 15164 for preparation of an Addendum. While the DTSP introduces more detailed land use controls and urban design standards, it does not increase the overall development intensity, land use capacity, or geographic extent of development beyond that analyzed in the General Plan 2050 EIR.

DETERMINATION

On the basis of this initial evaluation:

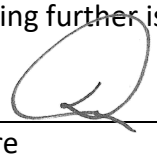
☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant 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.



Signature	April 16, 2026 Date
Douglas Spondello, Community Development Director Name and Title	

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1. INTRODUCTION

1.1 BACKGROUND, PURPOSE, AND SCOPE

This document is an Addendum to the Certified EIR for the Moorpark General Plan 2050, State Clearinghouse No. 2022050327, which was certified May 3, 2023. The Moorpark Downtown Specific Plan (proposed project) is intended to implement elements of the Moorpark General Plan 2050. Goals and policies in the DTSP are consistent with the Moorpark General Plan 2050.

The Moorpark General Plan 2050 is a State-required legal document that provides guidance to decision makers regarding the allocation of resources and determining the future physical form and character of development in the city. It is the official statement of the City regarding the extent and types of development needed to achieve the community's physical, economic, social, and environmental goals. Although the General Plan is composed of individual sections, or "elements," that individually address a specific area of concern, the General Plan embodies a comprehensive and integrated planning approach for the jurisdiction. The Moorpark General Plan 2050 includes the following elements that address all the required topics in State law:

- The **Land Use Element** establishes how land is developed, used, and arranged to ensure compatibility and add value to the community in terms of function, design, and fiscal return.
- The **Circulation Element** coordinates the circulation system with future land use patterns and buildout to satisfy local and subregional mobility needs, as well as access and connectivity between various neighborhoods and districts. This element also defines goals and policies for the provision of public infrastructure to support the uses accommodated by the Land Use Element.
- The **Housing Element** ensures greater production, preservation, and improvement of housing in the community in the context of existing and future housing needs, constraints to the production of housing, and available land and financial resources.
- The **Economic Development Element** articulates the City's approach to developing and maintaining the local economy, retaining and attracting further investments, and connecting economic development with the City's long-term fiscal health.
- The **Open Space, Parks, and Recreation Element** establishes direction for the City's park system and recreation programs, emphasizing the vital role parks and recreation programs play in economic development, land use, housing, community health, infrastructure, and transportation goals.

- The **Conservation Element** addresses how resources are managed comprehensively using systems that are environmentally and economically sustainable and meet growth demand in Moorpark.
- The **Safety Element** addresses how the City protects life, property, and commerce from impacts associated with human-made and natural hazards, disasters, and other threats to public safety. It also identifies ways the City can establish strategies to adapt to increased hazard risks and strategies to become more resilient.
- The **Noise Element** provides a basis for comprehensive local programs to control and abate environmental noise and to protect residents from excessive exposure.

In addition to these elements, the General Plan includes an Implementation Plan that identifies responsible parties and the actions needed to carry out General Plan policies.

1.2 ENVIRONMENTAL PROCEDURES

Pursuant to CEQA and the State CEQA Guidelines, this Addendum focuses on whether implementation of the proposed project would require major revisions to the Certified EIR due to the potential for new significant environmental effects or a substantial increase in the severity of previously identified significant effects, pursuant to State CEQA Guidelines Section 15162.

Pursuant to Public Resources Code Section 21166 and Section 15162 of the State CEQA Guidelines, when an EIR has been certified or a negative declaration adopted for a project, no subsequent or supplemental EIR or negative declaration shall be prepared for the project unless the lead agency determines that one or more of the following conditions are met:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

A supplement to an EIR (supplemental EIR), which is narrower in scope than a subsequent EIR, may be prepared if any of the above criteria apply, but "only minor changes or additions would be necessary to make the previous EIR adequately apply to the project in the changed situation" (CEQA Guidelines Section 15163(a)). In the absence of the need to prepare either a subsequent or supplemental EIR, an Addendum to a previously certified EIR may be prepared. CEQA Guidelines Section 15164 states:

(a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

(c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

(d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence. (CEQA Guidelines Section 15164)

This Addendum to the Certified EIR has been prepared because evaluation of the proposed project has not indicated any of the circumstances requiring a subsequent or supplemental EIR is required. As demonstrated in Chapter 3, *Environmental Analysis*, of this Addendum, the proposed project would not result in impacts that differ from the approved project, and it would not trigger the need for preparation of a subsequent or supplemental EIR under the criteria in CEQA Guidelines Sections 15162(a) and 15163(a). The proposed project would not change the assumptions for the plan area under Moorpark General Plan 2050 EIR.

The proposed project is consistent with the Moorpark General Plan 2050 EIR and would not require changes to the approved project. This Addendum demonstrates that no substantial changes are proposed to the General Plan 2050 or have occurred in the development area covered by the Moorpark General Plan 2050 EIR that would require major revisions to the Certified EIR or substantially increase the severity of previously identified significant effects (see CEQA Guidelines Section 15162[a][1]). Therefore, the impacts of the proposed project are within the levels and types of environmental impacts disclosed in the Certified EIR.

As substantiated in Chapter 3 of this Addendum, the proposed project would not result in new significant impacts or substantially increase the severity of the impacts of the General Plan 2050 due to substantial changes in circumstances since the certification of the EIR (see CEQA Guidelines Section 15162[a][2]).

In addition, no information that was not known and could not have been known at the time the EIR was certified has been revealed that shows new or substantially more severe significant impacts would result (see CEQA Guidelines Section 15162[a][3]). There are no new or considerably different mitigation measures that would substantially reduce one or more significant impacts of the General Plan 2050 but that are not adopted.

Because this Addendum does not identify new or substantially more severe significant impacts, circulation for public review and comment is not necessary (CEQA Guidelines Section 15164[c]). However, the City of Moorpark has considered this Addendum together with the previously certified EIR prior to adoption of the proposed project, pursuant to CEQA Guidelines Section 15164(d).

1.3 PRIOR ENVIRONMENTAL DOCUMENTATION

In accordance with CEQA Guidelines Sections 15148 and 15150, this Addendum incorporates the 2023 Certified EIR (and its constituent parts) by reference. All documents incorporated by reference are available for review on the City of Moorpark's website. A summary of the 2023 Certified EIR follows.

Moorpark General Plan 2050 Certified EIR

The City of Moorpark circulated the General Plan Draft EIR for a 45-day public review period beginning December 22, 2022, and ending February 6, 2023, and 20 topics were evaluated in detail in the EIR.

The following impacts were identified to have no impact or are less than significant without mitigation:

- Aesthetics
- Energy
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities

The following impacts were identified as having potentially significant impacts that could be mitigated, avoided, or substantially lessened.

- Geology and Soils
- Tribal and Cultural Resources

The EIR identified the following environmental categories as having significant and unavoidable impacts that could not be rendered less than significant by incorporating mitigation.

- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources (Historic Resources)
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials (Wildfire)
- Noise
- Wildfire

The City of Moorpark approved the Moorpark General Plan 2050 and certified the EIR (State Clearinghouse No. 2022050327) on May 3, 2023.

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2. PROJECT DESCRIPTION

2.1 PROJECT LOCATION

Regional Setting

The Moorpark Downtown Specific Plan (DTSP or proposed project) area is centrally located within the City of Moorpark, in eastern Ventura County (see Figure 1, *Regional Location*). Moorpark is bordered by the City of Thousand Oaks to the south, the City of Simi Valley to the east, and unincorporated Ventura County to the north and west. Agricultural and open space lands define much of the surrounding landscape. The city is in a valley setting framed by the Santa Susana Mountains to the south and east and rolling foothills to the north.

Plan Area

As shown in Figure 2, *Moorpark Downtown Specific Plan Area*, the 115-acre plan area encompasses the city's historic downtown core, which runs along High Street and other parts of Old Town Moorpark, including the residential neighborhood north of High Street, the railroad right-of-way below High Street, and the strip of land along Moorpark Avenue to Los Angeles Avenue. High Street and Moorpark Avenue function as commercial and circulation spines and provide connections to surrounding neighborhoods and regional destinations. Moorpark's train station along High Street, within the plan area, is served by both Metrolink's Ventura County Line and Amtrak's Pacific Surfliner rail lines. First/last mile access to the Moorpark train station is available via adjacent multimodal facilities.

2.2 ENVIRONMENTAL SETTING

2.2.1 Existing Conditions

The proposed project encompasses the Moorpark downtown area. The planning area is generally flat to gently sloping. Circulation is provided by a network of local and collector roadways, on-street and off-street parking facilities, sidewalks, and pedestrian pathways that connect to surrounding neighborhoods and regional transportation facilities. Streetscapes include street trees, lighting, street furniture, signage, and landscaped medians in select locations. Existing infrastructure, including water, wastewater, storm drainage, power, and telecommunications facilities, is present throughout the area and supports current development. Overall, the planning area represents a developed urban environment with

established infrastructure, active land uses, and a combination of built and landscaped spaces (see Figure 3, *Aerial Photograph)*.

CHARACTER AREAS

Downtown Moorpark can be organized into areas with distinct character and activities, or "character areas." The character areas include High Street, Civic and Community-Serving Uses, North Residential, and Moorpark Avenue.

High Street

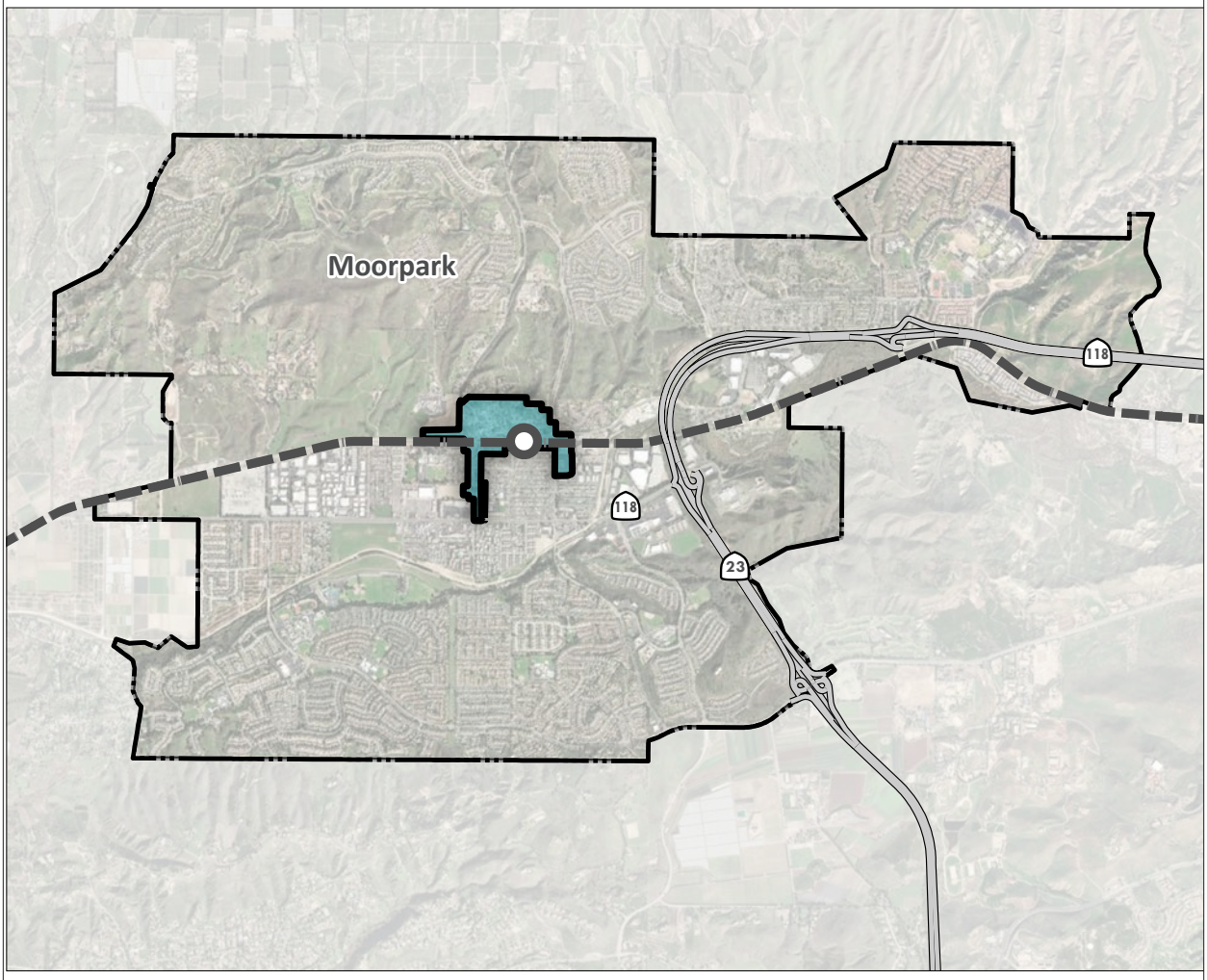
High Street serves as downtown's historic main street attraction. High Street runs east to west through the center of downtown Moorpark and is just north of the Metrolink route. Commercial and retail uses are concentrated along the north side of High Street between Moorpark Avenue and Spring Road. Two public parking lots are on the south side of High Street, adjacent and connected to the Metrolink station. High Street hosts a well-attended Country Days parade and festival. Buildings are typically one or two stories in height and engage the street with minimal setbacks. The recently constructed High Street Depot mixed-use project is three stories high and features new ground-floor retail space poised to activate the south side of High Street.

Civic and Community-Serving Uses

The civic and community-serving character areas anchor the east and west ends of the DTSP area. The west civic area is west of Moorpark Avenue and north of High Street. This area features the old City Hall, the Active Adult Center, community meeting rooms, and a small park. A Civic Center Master Plan for this area was prepared in 2020 and includes a new library. The new library is under construction and is the only portion of the current Civic Center Master Plan expected to be implemented.

The east civic and community-serving character area is south of the Metrolink tracks and east of Spring Road. This area includes civic and community-serving uses, such as the police services center, Ventura County Sheriff's Department, California Highway Patrol, Ruben Castro Human Services Center, Moorpark Family Medical Clinic, and Catholic Charities Moorpark. These uses are housed in large, one- and two-story office buildings. At the south end of this eastern character area is a small open space lot and the Veteran's Memorial. The east civic and community-serving character area is well utilized and unlikely to change.

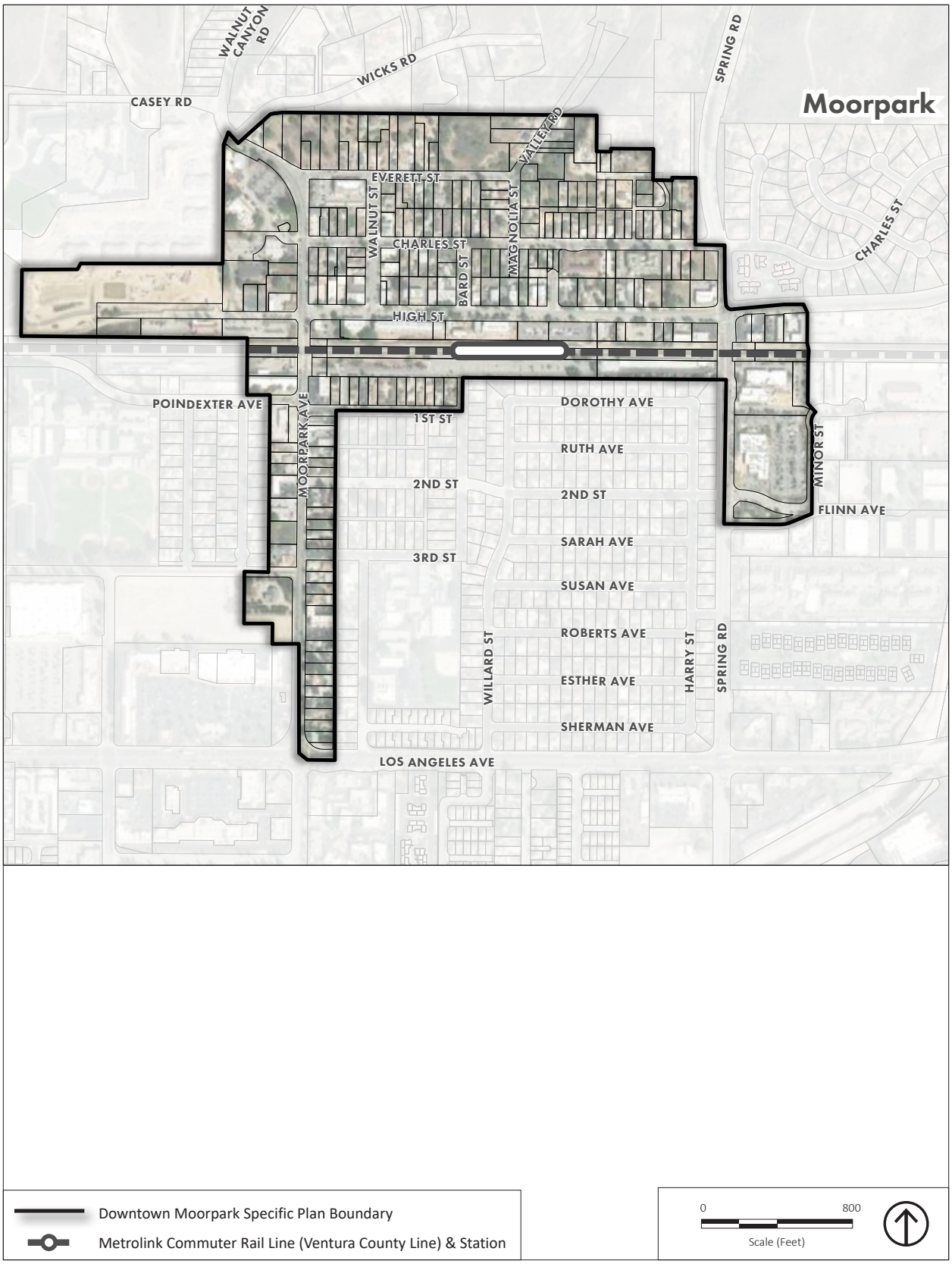
Regional Location



Source: City of Moorpark 2026.

Figure 1
Regional Location

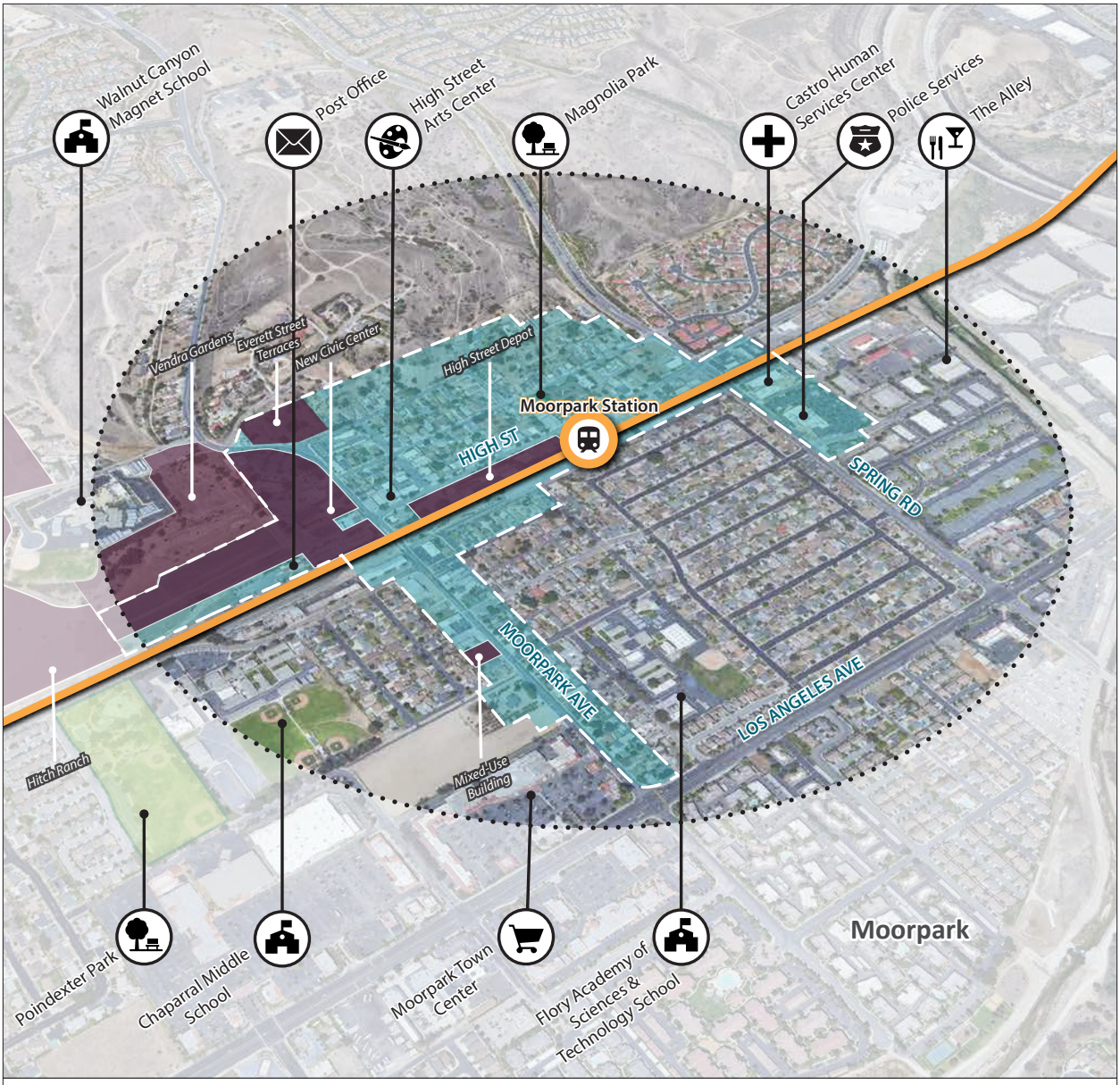
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Source: City of Moorpark 2026.

Figure 2
Moorpark Downtown Specific Plan Area

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Source: City of Moorpark 2026.

Figure 3
Aerial Photograph

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North Residential

The North Residential area is north of the High Street parcels between Moorpark Avenue and Spring Road. The area consists primarily of single-story, single-family and low-density multifamily residential buildings. A limited number of vacant lots are north of Everett Street. These vacant lots have topographical conditions that pose development constraints.

Moorpark Avenue

Moorpark Avenue runs north to south on the west side of the DTSP area. The east side of Moorpark Avenue is primarily single-story residential uses and one- and two-story commercial/office. The west side of Moorpark Avenue has larger lots, with a small market, a commercial strip mall, and Moorpark Hay. A vacant warehouse sits at the northeast end of the character area. The Birkenshaw House, which is perceived as having historic significance by the public, is at the south end of the character area.

2.2.2 Moorpark General Plan 2050 (Approved Project)

The Moorpark General Plan 2050 EIR serves as the logical "baseline" to assess potential impacts associated with the Moorpark DTSP, which are defined as the incremental impacts between buildout for the planning area pursuant to the approved General Plan and buildout for the planning area pursuant to the Moorpark DTSP.

The Moorpark General Plan 2050 includes population, employment, dwelling units, and nonresidential square footage projections for the city through year 2050, including the plan area. Figure 4, *Existing Land Use Designations in the Plan Area*, shows the land use designations for the plan area identified in the Moorpark General Plan 2050. Land use designations in the planning area include a combination of commercial, mixed-use, residential, public/institutional, parks, and transportation-related uses.

2.3 DESCRIPTION OF THE PROPOSED PROJECT

Moorpark adopted a Specific Plan for downtown on October 7, 1998, that included a vision for the overall revitalization of Moorpark's downtown, design standards, guidelines, and a strategy for business attraction and development of the City-owned parcels in the downtown (1998 Specific Plan). The proposed Moorpark DTSP modifies the current boundary of the plan area from the 1998 Specific Plan. Additionally, the proposed project has been designed to implement elements in the Moorpark General Plan 2050. The Moorpark DTSP envisions incremental infill development, public improvements, and design enhancements to strengthen downtown Moorpark's economic vitality while preserving the community's historic small-town character.

While the general plan is the primary guide for growth and development citywide, a specific plan focuses on the unique characteristics of a special area by customizing the planning process and land use regulations to that area. California Government Code allows cities and counties to prepare specific plans to develop policies, programs, regulations, and guidelines to implement the jurisdiction's adopted general plan (Title 7, Division 1, Chapter 3, Article 8, Sections 65450–65457). As prescribed by law, a specific plan includes text and diagrams that generally describe:

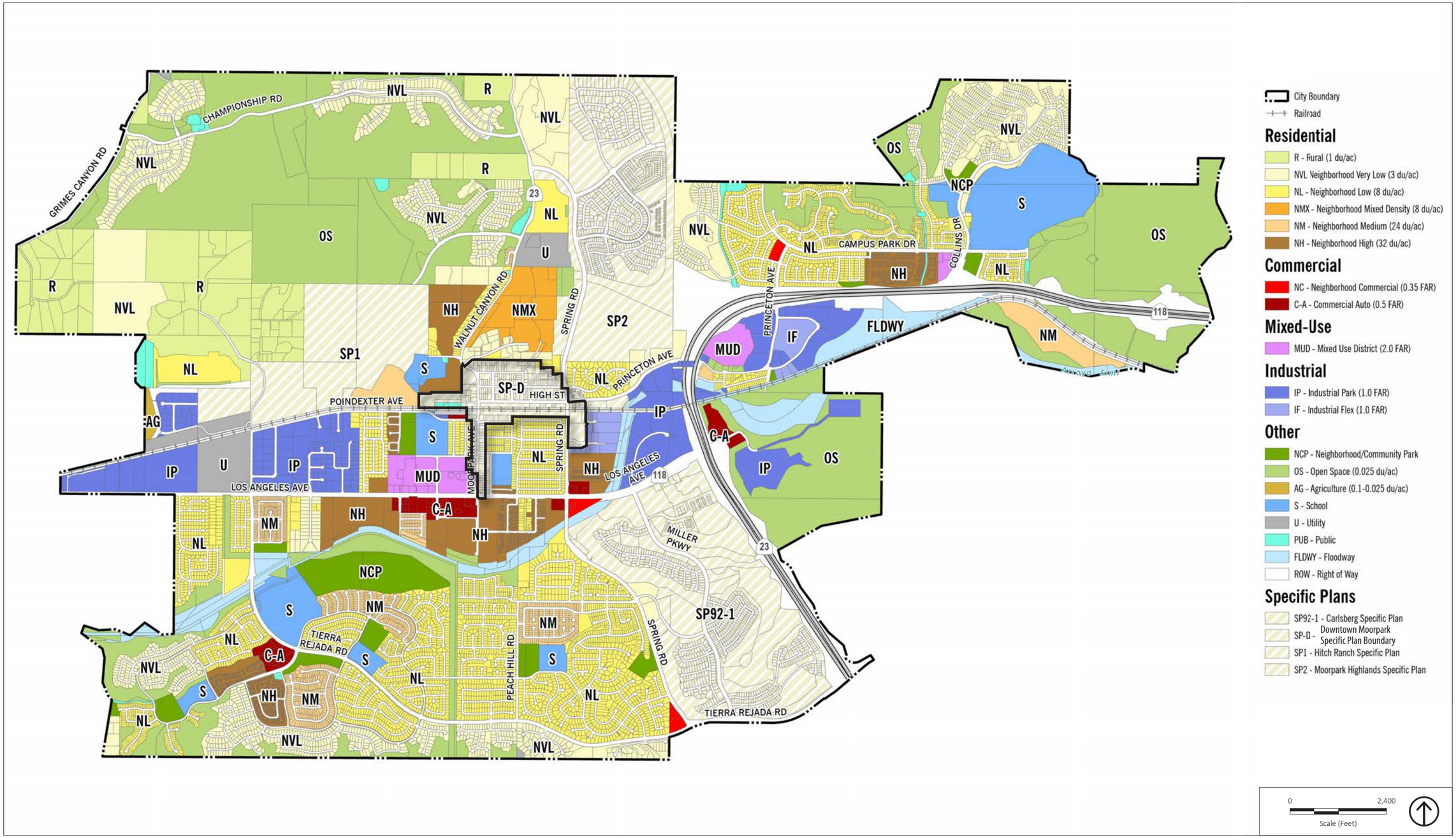
- The distribution, location, and extent of all land uses.
- The standards and criteria by which new development will proceed.
- The proposed distribution, location, extent, and intensity of major components of public infrastructure, such as transportation and utility systems.
- A program of implementation measures, such as financing measures, policies, regulations, and public works projects.

2.3.1 DTSP Vision

The Moorpark DTSP provides the vision for an attractive, vibrant, and diverse downtown that preserves Moorpark's historic small-town character while encouraging new development and economic development. Centered on High Street as the pedestrian-oriented retail core, the Moorpark DTSP promotes mixed-use infill, enhanced civic spaces, improved wayfinding, and gateway signage to strengthen downtown identity. It identifies opportunities for residential infill on City-owned parcels, encourages context-sensitive redevelopment along Moorpark Avenue, and includes strategies such as small-lot housing and a residential parking permit district to maintain neighborhood character and livability. The Moorpark DTSP sets land use, design, and development standards to guide both public and private investment, replacing the 1998 Specific Plan and serving as the City's primary tool for achieving its objectives for downtown revitalization.

2.3.2 Downtown Specific Plan Regulating Districts

The Regulating Plan divides the area into distinct zones to implement Moorpark DTSP's urban design goals and create visually and functionally diverse neighborhoods. Each district allocates land uses and establishes development standards for building placement, height, and design standards related to façade modulation, frontage types, materials and colors, and other topics.



Source: Generated using ArcMap 2023.

Figure 4
Existing Land Use Designations in the Plan Area

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The Moorpark DTSP formally establishes the following downtown districts, shown in Figure 5, *Moorpark DTSP Regulating Plan.*

- **High Street Mixed Use.** A mix of commercial, office, and residential uses along High Street. Buildings would have active ground-floor uses at or near the sidewalk, with housing or office next to or above.
- **Moorpark Avenue Mixed Use**. Neighborhood-serving goods and commercial services and/or multifamily residential in a mixed-use format (vertical or horizontal) along Moorpark Avenue south of the railroad tracks. This designation would be designed to be walkable, with wide sidewalks, active street frontages, and minimal setbacks from the back of the sidewalk, while preserving the existing residential character on the east side of Moorpark Avenue.
- **Transit Adjacent**. Flexible, transit-oriented uses immediately south of the railroad tracks and the existing station.
- **Single-Family Residential (R-1)**. Provide for and maintain areas that are appropriate for single-family dwellings on individual lots in areas adjacent to the High Street and Moorpark Avenue Mixed-Use zones.
- **Medium Density Residential (R-2**). Provide for and maintain residential areas that allow for a variety of housing typologies, including single-family dwelling units, duplexes, triplexes, and multifamily development on a smaller scale.
- **Multifamily Residential (R-3).** Provide for and maintain a mix of attached multifamily residential housing types at higher densities.
- **Institutional (I).** Space for private or public entities to be utilized for the public benefit, such as governmental offices, civic centers, libraries, or other uses. Any development in this zone would be conducted on a by-permit basis.
- **Civic Center (CC).** This district implements the City's Civic Center Master Plan Project, which was approved in 2024. The Civic Center would be developed over several phases and will include the construction of a new library and the repurposing of existing structures. It also has the potential to construct up to 75 units of new housing. Development in this zone would be conducted on a by-permit basis.
- **Charles Street Overlay**. The purpose of this overlay is to maintain the overall design intent of the underlying zones along Charles Street between Moorpark Avenue and Walnut Street, While the base regulations of each respective district remains the same, a wider range of uses is permitted in a small-town format. In addition to the uses permitted in Tables 4-1 and 4-2 of the DTSP, the following uses are permitted to operate with a Conditional Use Permit within the existing structures of the Charles Street Commerce Overlay, regardless of the underlying district:

- Governmental uses, including, but not limited to, City offices, community rooms, fire stations, human service centers, libraries, police stations, and public utility facilities.
- Professional and administrative offices, including uses determined to comply with Moorpark Municipal Code Section 17.20.03.
- Places of religious assembly.
- Retail shops and personal service establishments, including uses determined to comply with Moorpark Municipal Code Section 17.20.030.
- Social clubs.

New construction within the Charles Street Commerce Overlay shall feature uses consistent with the underlying district.

Table 1 shows total development capacity for the DTSP.

Table 1 Moorpark DTSP Development Capacity

Land Use	Acres	Housing Units	Building Square Footage
Moorpark DTSP	93.5	961	1,092,991

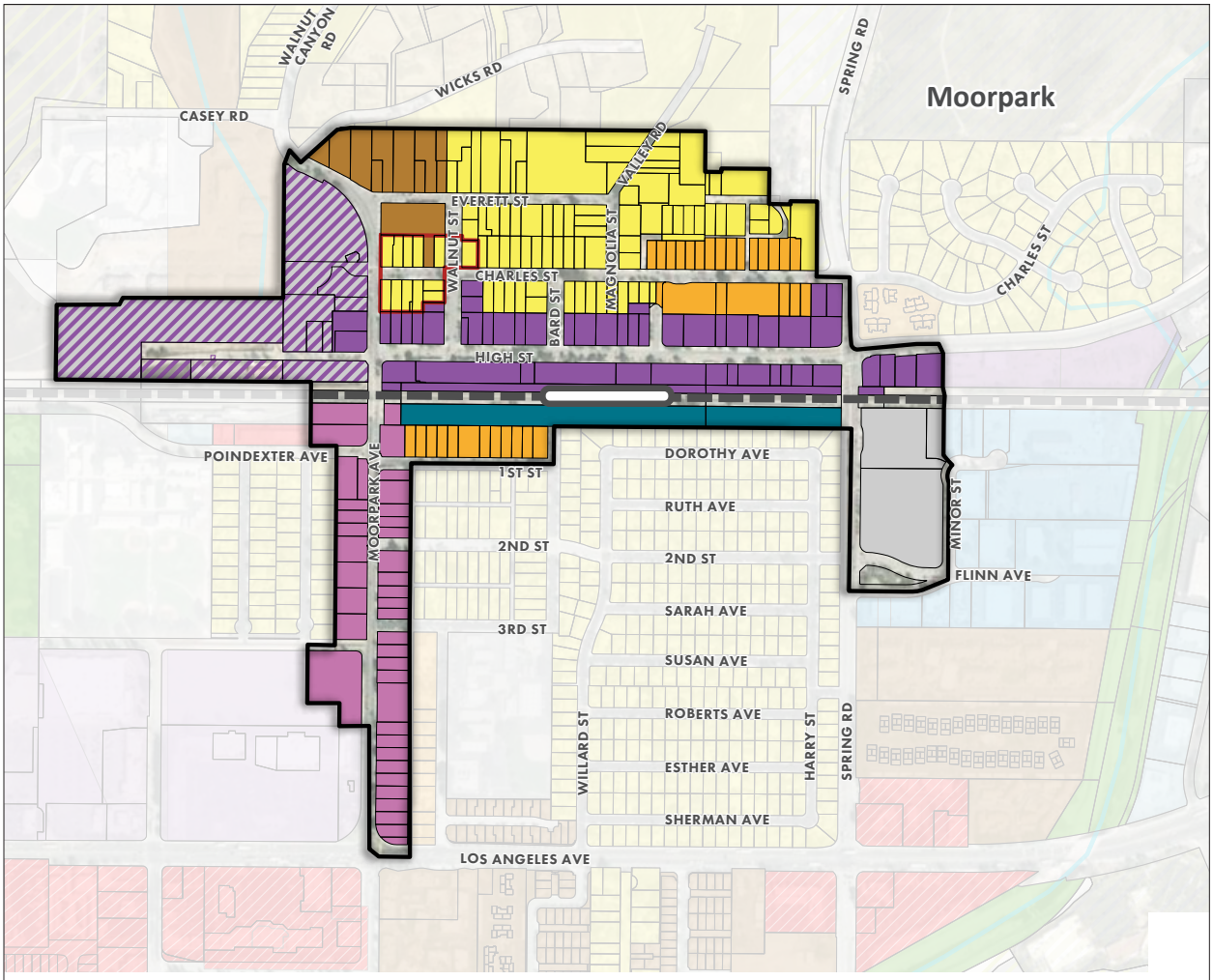
Because buildout of the Moorpark DTSP would be consistent with Moorpark General Plan 2050, growth in the plan area would not exceed the residential or nonresidential growth projections.

2.3.3 Transportation

Along High Street, bicycle lanes and sidewalks are currently provided between Moorpark Avenue on the west and Spring Road on the east. North of High Street, bicycle lanes are provided along Spring Road. However, no bicycle lanes are provided along Moorpark Avenue and Walnut Canyon Road to the north, though both streets include sidewalks.

Mobility improvements identified in the Moorpark DTSP include:

- **Bicycles.** New Class II bicycle lanes extending east and west from High Street.
- **Pedestrians.** Enhanced pedestrian infrastructure, such as decorative crosswalks, bulb-outs, and a new midblock crossing.
- **Parking.** An integrated system for increasing and managing parking supply and wayfinding.
- **Safety.** Public realm improvements, such as new medians, gateway features, and landscaping, would serve as natural suppressants of traffic speeds and improve safety for all road users.



Source: City of Moorpark 2026.

Figure 5
Moorpark DTSP Regulating Plan

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3. ENVIRONMENTAL ANALYSIS

This chapter summarizes the conclusions of the Certified EIR and then discusses that the proposed project would meet the conditions described in CEQA Guidelines Section 15164 for preparation of an Addendum.

> **Condition 1.** Whether or not the proposed project represents a substantial change that will require major revisions to the Certified EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
>
> **Condition 2.** Whether or not substantial changes in the circumstances under which the proposed project is being undertaken will require major revisions to the Certified EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
>
> **Condition 3.** If new information shows that the proposed project would have one or more new significant effects; that significant effects would be substantially more severe than previously described; that mitigation measures or alternatives previously found not to be feasible would be feasible and substantially reduce impacts, but project proponents decline to adopt them; or that new or previously rejected mitigation measures or alternatives would be feasible and would substantially reduce one or more project impacts, but project proponents decline to adopt them.

If none of the these conditions are met, the analysis identifies where impacts of the proposed project would not require major revisions to the 2023 Certified EIR or substantially increase the severity of previously identified significant effects that would trigger the need to prepare a subsequent or supplemental EIR under CEQA Guidelines Sections 15162(a) and 15163(a).

Table 2, *Mitigation Applicability Matrix,* provides a clear, accessible cross-reference between the 2023 General Plan 2050 EIR's Mitigation Monitoring and Reporting Program (MMRP) and the DTSP.

Table 2 Mitigation Applicability Matrix

Mitigation Measure ID	Environmental Topic	Applicability to DTSP	Rationale
AQ-1	Air Quality	Applicable	Section 3.3, *Air Quality*
AQ-2	Air Quality	Applicable	Section 3.3, *Air Quality*
AQ-3	Air Quality	Not Applicable	Mitigation Measure AQ-3 is not applicable within the plan area because the Moorpark DTSP does not allow industrial or truck-intensive land uses
BIO-1a	Biological Resources	Applicable	Section 3.4, *Biological Resources*
BIO-1b	Biological Resources	Applicable	Section 3.4, *Biological Resources*
BIO-1c	Biological Resources	Applicable	Section 3.4, *Biological Resources*
BIO-1d	Biological Resources	Applicable	Section 3.4, *Biological Resources*
BIO-2	Biological Resources	Applicable	Section 3.4, *Biological Resources*
BIO-3	Biological Resources	Applicable	Section 3.4, *Biological Resources*
BIO-4	Biological Resources	Applicable	Section 3.4, *Biological Resources*
BIO-5	Biological Resources	Applicable	Section 3.4, *Biological Resources*
BIO-6	Biological Resources	Applicable	Section 3.4, *Biological Resources*
BIO-7	Biological Resources	Applicable	Section 3.4, *Biological Resources*
BIO-8	Biological Resources	Applicable	Section 3.4, *Biological Resources*
BIO-9a	Biological Resources	Applicable	Section 3.4, *Biological Resources*
BIO-9b	Biological Resources	Applicable	Section 3.4, *Biological Resources*
BIO-9c	Biological Resources	Applicable	Section 3.4, *Biological Resources*
CUL-1	Cultural Resources	Applicable	Section 3.5, *Cultural Resources*

Table 2 Mitigation Applicability Matrix

Mitigation Measure ID	Environmental Topic	Applicability to DTSP	Rationale
CUL-2	Cultural Resources	Applicable	Section 3.5, *Cultural Resources*
CUL-3	Cultural Resources	Applicable	Section 3.5, *Cultural Resources*
CUL-4	Cultural Resources	Applicable	Section 3.5, *Cultural Resources*
CUL-5	Cultural Resources	Applicable	Section 3.5, *Cultural Resources*
CUL-6	Cultural Resources	Applicable	Section 3.5, *Cultural Resources*
GEO-1	Geology and Soils	Applicable	Section 3.7, *Geology and Soils*
GEO-2	Geology and Soils	Applicable	Section 3.7, *Geology and Soils*
GEO-3	Geology and Soils	Applicable	Section 3.7, *Geology and Soils*
GEO-4	Geology and Soils	Applicable	Section 3.7, *Geology and Soils*
HAZ-1	Hazards and Hazardous Materials	Applicable	Section 3.9, *Hazards and Hazardous Materials*
N-1	Noise	Applicable	Section 3.13, *Noise*
N-2	Noise	Applicable	Section 3.13, *Noise*
N-3	Noise	Applicable	Section 3.13, *Noise*
TCR-1	Tribal Cultural Resources	Applicable	Section 3.18, *Tribal Cultural Resources*
TCR-2	Tribal Cultural Resources	Applicable	Section 3.18, *Tribal Cultural Resources*
TCR-3	Tribal Cultural Resources	Applicable	Section 3.18, *Tribal Cultural Resources*

3.1 AESTHETICS

3.1.1 Summary of Impacts Identified for the Approved Project

The Certified EIR concluded that the General Plan 2050 would result in less-than-significant impacts regarding aesthetics.

SCENIC VISTAS OR RESOURCES ALONG A STATE SCENIC HIGHWAY

Moorpark's scenic resources include views of the surrounding mountains, such as the Santa Susana Mountains to the north and Simi Hills and Santa Monica Mountains to the south, which are visible from much of the city and frame key entry corridors along State Route (SR-) 118 (an eligible state scenic highway) and SR-23. Scenic views of the city would be maintained through compliance with the City's municipal code, applicable General Plan policies, and development standards. The approved General Plan would continue to preserve open space areas and parks that provide views of scenic vistas. While future development could introduce incremental changes to the visual environment, scenic vistas and resources would remain unchanged, and impacts were determined to be less than significant.

VISUAL CHARACTER AND QUALITY

The City of Moorpark is characterized by the diversity of its neighborhoods, which include rural and urban residential neighborhoods. The City also has a notable presence of open space, parks, and agricultural lands that would remain undeveloped under implementation of the approved project. Any amendments to agricultural lands would be handled by a separate general plan amendment to accommodate development. Buildout of the approved land use plan under the General Plan 2050 would alter the appearance of the city with the development of undeveloped parcels and intensification of existing uses. Future development would adhere to existing regulations in the Land Use Element of the General Plan that assist in maintaining the city's character. Development in compliance with the General Plan 2050 would be built to reflect and maintain Moorpark's existing visual character and resources. Therefore, impacts were determined to be less than significant.

LIGHT AND GLARE

Sources of light and glare in the city include building lighting (interior and exterior), security lighting, sign illumination, ballfield lighting, and parking-area lighting. These sources are mostly associated with residential, commercial, and industrial development. Future development in accordance with the General Plan would be in areas designated for development and would allow for development of currently undeveloped parcels and alterations, intensification, and redistribution of existing land uses, which could increase nighttime light and glare. However,

development would be required to comply with Moorpark Municipal Code (MMC) Chapter 17.30 and General Plan policies to minimize any spillover associated with light and glare. Impacts were determined to be less than significant.

3.1.2 Impacts Associated with the Proposed Project

Except as provided in Public Resources Code Section 21099, would the project:

Environmental Issues	Level of Impact in Certified EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164?*
a) Have a substantial adverse effect on a scenic vista?	LTS	**Yes**
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	LTS	**Yes**
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	LTS	**Yes**
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	LTS	**Yes**

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable; N/A = topic not analyzed in Certified EIR

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

The proposed project does not include new goals or policies related to scenic vistas. Though new development could introduce incremental changes to the visual environment, such development would be consistent with and be implemented in accordance with the provisions and assumptions of the Certified EIR. Therefore, as with the approved project, a less-than-significant impact would occur under the proposed project.

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

Moorpark does not have any officially designated state scenic highways. SR-118 is designated eligible to be a state scenic highway. Consistent with the approved project, adjacent land uses within SR-118 would remain unchanged, preserving views of surrounding scenic vistas and resources. Therefore, no impacts on scenic resources would occur as part of the proposed project, and no changes or new information would require the preparation of a subsequent EIR.

c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

For an incorporated city, "urbanized area" means the city, either by itself or in combination with two contiguous incorporated cities, that has a population of at least 100,000 persons. The City of Moorpark and contiguous City of Simi Valley combined have an estimated population of 161, 399 people (U.S. Census 2024a, 2024b). Therefore, the plan area is in an urbanized area as defined by Public Resources Code Section 21071.

The proposed project would revitalize the city's downtown area. Under the proposed project, future development would occur in areas already developed or areas that are designated for development. Although new development would alter visual appearance of the city, it would not degrade Moorpark's visual character or quality. The proposed project includes site-specific improvements, including infill and infrastructure improvements to enhance the visual character of downtown Moorpark. New development would not alter zoning governing scenic quality. Hence, no new impacts would occur, and no changes or new information would require the preparation of a subsequent EIR.

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

Development of the proposed project would be in accordance with the Moorpark General Plan 2050 and would likely produce sources of light and glare. Specifically, infill development and lighting infrastructure would generate additional light and glare. The proposed project also includes focused updates to the planning area by introducing new lighting standards and design guidelines in conformance with the City's regulations. Development would be required to comply with Moorpark Development Code Chapter 17.30, which provides regulations for lighting systems to maintain aesthetic value. Thus, no new impacts would occur, and no changes or new information would require the preparation of a subsequent EIR.

3.1.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to aesthetics were identified in the Certified EIR.

3.2 AGRICULTURE AND FORESTRY RESOURCES

3.2.1 Summary of Impacts Identified for the Approved Project

The Certified EIR identified that the General Plan 2050 would result in significant impacts on agricultural or forestry resources.

FARMLAND

Implementation of the General Plan 2050 would convert approximately 462.1 acres of Important Farmland in Moorpark to nonagricultural land use designations. General Plan policies under the Land Use and Open Space, Parks, and Conservation Element encourage preservation of Important Farmland. The Certified EIR concluded that associated loss of agricultural production was significant and unavoidable.

AGRICULTURAL USE ZONING AND WILLIAMSON ACT CONTRACTS

Under the existing General Plan, 15.5 acres are designated for agricultural use, and implementation of the General Plan 2050 would not result in the loss of agriculturally zoned lands in the city. Additionally, Moorpark does not contain lands subject to Williamson Act contracts. Therefore, no impacts on Williamson Act contracts were identified in the Certified EIR.

FORESTLAND AND TIMBERLAND

There are no land use designations or zoning for forest land, timberland, or timberland zoned Timberland Production in Moorpark. Consequently, the proposed project would not conflict with existing zoning for forest land, timberland, or timberland zoned Timberland Production. While woodlands are present within the city, they are primarily in designated open space areas and would not be affected by the approved project. Accordingly, the Certified EIR concluded the General Plan 2050 would result in no impact to timberland. Impacts to forest land were determined to be less than significant.

3.2.2 Impacts Associated with the Proposed Project

In determining whether impacts on agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection (CAL FIRE) regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project, and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board (CARB).

Would the project:

Environmental Issues	Level of Impact in Certified EIR	**Proposed Project Meets the Conditions for an Addendum** *CEQA Guidelines Section 15164?*
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?	SU	**Yes**
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	LTS	**Yes**
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))?	NI	**Yes**
d) Result in the loss of forest land or conversion of forest land to non-forest use?	NI	**Yes**
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forest land to non-forest use?	SU	**Yes**

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable; N/A = topic not analyzed in Certified EIR

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?

The plan area and surrounding areas are designated as Urban or Built-Up Land and do not contain any farmlands nearby (DOC 2026a). The proposed project would be developed within the confines of the plan area, which is currently developed and surrounded by residential, commercial, and institutional development. Thus, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to nonagricultural use. Therefore, a less than-significant-impact would occur under the proposed project. No changes or new information would require the preparation of a subsequent EIR.

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

The plan area is currently developed with existing residential, commercial, and institutional uses. The proposed project is consistent with existing zoning and surrounding land uses and would not conflict with existing zoning for agricultural use. In addition, there are no Williamson Act lands within the city. Accordingly, the proposed project would result in no impact related to zoning for agricultural zoning use or Williamson Act contracts. Therefore, no changes or new information require preparation of a subsequent or supplemental EIR.

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))?

The plan area is currently developed with existing residential, commercial, and institutional uses. The proposed project is consistent with existing zoning and surrounding land uses and would not conflict with existing zoning for forest land or timberland. No forested land or timberland exists in the vicinity of the plan area. Accordingly, no new significant impacts or impacts of greater severity than those identified in the 2023 Certified EIR would occur. No changes or new information would require preparation of a supplemental or subsequent EIR.

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

The plan area is currently developed with existing residential, commercial, and institutional uses. No significant forest land uses are present on-site or in the immediate vicinity. Development of the proposed project would not require any changes to the existing environment that could result in the conversion of forest land to non-forest use. Therefore, as with the approved project, a less-than-significant impact would occur under the proposed project. Accordingly, no new significant impacts or impacts of greater severity than those identified in the 2023 Certified EIR would occur. No changes or new information would require preparation of a supplemental or subsequent EIR.

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

The plan area is currently developed with existing residential, commercial, and institutional uses. No significant agricultural or forest land uses are present on-site or in the immediate vicinity. Development of the proposed project would not result in any changes to the existing environment that could result in the conversion of farmland to nonagricultural uses or forest land to non-forest use. Therefore, a less-than-significant impact would occur under the proposed project. Accordingly, no new significant impacts or impacts of greater severity than those identified in the 2023 Certified EIR would occur. No changes or new information would require preparation of a supplemental or subsequent EIR.

3.2.3 Adopted Mitigation Measures Applicable to the Proposed Project

There are no applicable mitigation measures from the Certified EIR.

3.3 AIR QUALITY

3.3.1 Summary of Impacts Identified for the Approved Project

The Certified EIR concluded that implementation of the General Plan 2050 would result in potentially significant air quality impacts related to both construction and long-term operational emissions.

AIR QUALITY MANAGEMENT PLAN CONSISTENCY

The 2023 Certified EIR identified that the General Plan 2050 would conflict with the Ventura County Air Pollution Control District (Ventura County APCD) 2016 Air Quality Management Plan (AQMP). Incorporation of Mitigation Measures AQ-1 and AQ-2 would reduce long-term criteria air pollutant emissions associated with buildout of the approved project. However, no mitigation measures are available that would reduce impacts to below Ventura County APCD significance thresholds due to the magnitude of growth and associated emissions that would be generated by the buildout of the General Plan.

CUMULATIVE AIR QUALITY IMPACTS

The 2023 Certified EIR identified that buildout of the General Plan 2050 would cumulatively contribute to the nonattainment designations of the South Central Coast Air Basin (SCCAB) and

would contribute to known health effects in the basin until the attainment standards are met in the SCCAB. Construction activities and long-term operation associated with the buildout of the General Plan 2050 would result in air pollutant levels that likely exceed the Ventura County APCD's regional significance thresholds. Implementation of Mitigation Measure AQ-1 would reduce criteria air pollutant emissions from construction- and operation-related activities to the extent feasible. However, emissions from the magnitude of the overall land use development associated with the General Plan 2050 would likely exceed the Ventura County APCD regional significance thresholds for construction and operation.

IMPACTS ON SENSITIVE RECEPTORS: CRITERIA AIR POLLUTANTS

The Certified EIR concluded that implementation of the General Plan 2050 would not generate sufficient traffic congestion to create carbon monoxide (CO) hotspots, and CO hotspots impacts would be less than significant. Mitigation Measure AQ-2, in addition to the goals and policies of the approved project, would reduce air pollutant emissions to the extent feasible. General Plan 2050 buildout is projected to decrease emissions of nitrous oxides (NOx). However, impacts for criteria air pollutants remain significant and unavoidable due to increased emissions of volatile organic compounds (VOC) associated with consumer product use by residential development. These VOC emissions would exceed Ventura County APCD regional significance thresholds and contribute to the SCCAB nonattainment status, thereby increasing potential exposure of sensitive receptors to criteria air pollutants. In addition, due to the scale of future development and potential proximity of industrial uses to existing sensitive receptors, the 2023 Certified EIR identified that buildout under the General Plan 2050 would likely generate emissions that exceed Ventura County APCD localized significance thresholds (LST) and expose sensitive receptors to substantial criteria air pollutant concentrations.

IMPACTS ON SENSITIVE RECEPTORS: TOXIC AIR CONTAMINANTS

Buildout of the General Plan 2050 could result in new sources of criteria air pollutant emissions and/or toxic air contaminants (TAC) near existing or planned sensitive receptors. Review of development projects by Ventura County APCD for permitted sources of air toxics would ensure that health risks are minimized. Additionally, Mitigation Measure AQ-3 would ensure mobile sources of TACs not covered under Ventura County APCD permits are considered during subsequent project-level environmental review by the City of Moorpark. However, implementation of the General Plan 2050 would generate TACs that could contribute to elevated levels in the air basin, and impacts would be significant and unavoidable.

ODOR IMPACTS

The 2023 Certified EIR requires that nuisance odors from land uses in the SCCAB be regulated under Ventura County APCD Rule 51, which would ensure odor impacts are minimized to a less-than-significant level.

3.3.2 Impacts Associated with the Proposed Project

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

Would the project:

Environmental Issues:	Level of Impact in Certified EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164?*
a) Conflict with or obstruct implementation of the applicable air quality plan?	SU	**Yes**
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?	SU	**Yes**
c) Expose sensitive receptors to substantial pollutant concentrations?	SU	**Yes**
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	LTS	**Yes**

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable; N/A = topic not analyzed in Certified EIR

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

The 2023 Certified EIR determined that buildout of the General Plan 2050 would be inconsistent with the Ventura County APCD's 2016 AQMP because development under the General Plan 2050 would cumulatively contribute to the nonattainment status of the SCCAB. Mitigation Measures AQ-1 through AQ-3 were identified to reduce impacts to the extent feasible; however, impacts were determined to be significant and unavoidable.

The proposed project does not include new goals or policies that relate to air quality. While land use changes are proposed as part of the project, these changes do not result in an increase in overall development potential or regional emissions beyond what was previously analyzed. The proposed project primarily promotes infill, pedestrian-oriented, and mixed-use development. Like the approved project, Mitigation Measures AQ-1 through AQ-2 and Ventura County APCD regulations would be applicable for new development associated with the proposed project.

Thus, no new impacts would occur, and no changes or new information would require the preparation of a supplemental or subsequent EIR.

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

The 2023 Certified EIR identified that construction and operation of the General Plan 2050 would cumulatively contribute to the nonattainment designations of the SCCAB. Air quality emissions related to construction would be addressed on a project-by-project basis. For the proposed project, which is a broad-based policy plan, it is not possible to determine whether the scale and phasing of individual projects would exceed the Ventura County APCD's short-term regional or localized construction emissions thresholds.

While the proposed project introduces land uses, these changes aim to refine the distribution and design of development through mixed-use designations and higher-density residential uses within the planning area near the Moorpark Metrolink Station. The proposed project would not result in an increase in residential or nonresidential land use intensity above that identified in the 2023 Certified EIR. The changes associated with the proposed project emphasize infill development, walkability, and proximity to transit, which may reduce trip lengths, improve walkability, and improve land use efficiency. However, these conditions remain consistent with typical urban infill development patterns and were accounted for in the Certified EIR.

Various goals and policies in the General Plan, along with Mitigation Measures AQ-1 and AQ-2, aim to reduce impacts to the extent feasible; however, air quality was identified as a significant and unavoidable impact in the 2023 Certified EIR. No new impacts would occur, and no changes or new information would require the preparation of a supplemental or subsequent EIR.

c) Expose sensitive receptors to substantial pollutant concentrations?

The proposed project does not introduce new development beyond what was analyzed in the Certified EIR. Rather, the proposed project includes land use refinements, such as increased mixed-use development along High Street and Moorpark Avenue, higher-density residential development, and a transit-oriented land use near the Moorpark Metrolink Station. These changes could result in localized increases in proximity between sensitive receptors (e.g., residences) and emission sources (e.g., roadways or commercial uses) within the downtown area. However, these conditions are consistent with typical urban infill development patterns and were accounted for in the Certified EIR.

Potential impacts associated with sensitive receptor exposure were analyzed in the 2023 Certified EIR and are equally applicable to the proposed project. Accordingly, with Mitigation Measure AQ-3; project-level CEQA review; and Ventura APCD requirements that address siting, construction emissions, and operational exposure risks, no new significant impacts or impacts of

greater severity than those identified in the 2023 Certified EIR would occur. No changes or new information would require preparation of a supplemental or subsequent EIR.

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

Compared to the land uses considered for the plan area in the 2023 Certified EIR, the types of land uses accommodated under the proposed project would result in similar construction odors. The proposed project is a specific plan and no physical construction is proposed as part of the project. The proposed project includes land use changes within the planning area, including mixed-use development along High Street and Moorpark Avenue, higher-density residential uses, and a transit-related use near the Metrolink station. These uses are consistent with the current urban residential, commercial, and transit-oriented development and are not typically associated with significant sources of objectionable odors.

Construction activities may generate temporary odors. However, these impacts are short-term, localized, and were fully addressed in the Certified EIR. Future development would be required to comply with Ventura County APCD rules and standard construction practices that minimize odor emissions.

Because the proposed land use changes do not introduce new odor-generating uses beyond those previously analyzed in the 2023 Certified EIR, the project would not result in new significant impacts or a substantial increase in the severity of odor impacts. Impacts would remain less than significant, and no changes or new information would require preparation of a supplemental or subsequent EIR.

3.3.3 Adopted Mitigation Measures Applicable to the Proposed Project

The following mitigation measures were taken directly from the 2023 Certified EIR and would be incorporated as part of the proposed project. Any modifications to these mitigation measures are shown in ~~strikethrough~~ for deleted text and <u>underline</u> for new, inserted text.

AQ-1 **Construction Phase Air Quality Technical Analysis.** Prior to discretionary approval by the City of Moorpark for development projects subject to review under the California Environmental Quality Act (CEQA) (i.e., nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project construction-related air quality impacts to the City of Moorpark Community Development Department for review and approval. The evaluation shall be prepared in conformance with Ventura County Air Pollution Control District (APCD) methodology for assessing air quality impacts. If construction-related criteria air pollutants are determined to have the potential to exceed the

Ventura County APCD–adopted thresholds of significance, the City of Moorpark shall require feasible mitigation measures to reduce air quality emissions. Potential measures shall be incorporated as conditions of approval for a project and may include, but are not limited to:

- Require fugitive dust control measures that exceed Ventura County APCD's Regulation IV, Rule 55, Fugitive Dust, such as:
  - Requiring use of nontoxic soil stabilizers to reduce wind erosion.
  - Applying water every four hours to active soil-disturbing activities, using reclaimed water, if available.
  - Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.
  - Adding a 15 MPH speed limit sign to construction site.
  - Street sweeping when necessary (presence of track-out) using a PM-10 certified street sweeper or in conformance with South Coast Air Quality Management District Rule 1186.
  - Placing rumble strips on points of truck or construction vehicle exits.
  - Use construction equipment rated by the United States Environmental Protection Agency as having exhaust emission limits of Tier 4 interim or higher.
  - Ensure construction equipment is properly serviced and maintained to the manufacturers' standards.
  - Limit nonessential idling of construction equipment to no more than five consecutive minutes.
  - Use Super-Compliant VOC paints for coating of architectural surfaces whenever possible.

  These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Community Development Department.

AQ-2 **Long-Term Air Quality Technical Analysis.** Prior to discretionary approval by the City of Moorpark for development projects subject to review under the California Environmental Quality Act (CEQA) (i.e., nonexempt projects), project applicants will prepare and submit a technical assessment evaluating potential project operation-related air quality impacts to the City of Moorpark Community Development Department for review and approval. The evaluation will be

prepared in conformance with Ventura County Air Pollution Control District (APCD) methodology in assessing air quality impacts. If operation-related air pollutants are determined to have the potential to exceed the Ventura County APCD–adopted thresholds of significance, the City of Moorpark ~~shall~~ requires that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as conditions of approval. Possible mitigation measures to reduce long-term emissions could include but are not limited to:

- For site-specific development that requires refrigerated vehicles, the construction documents will demonstrate an adequate number of electrical service connections at loading docks to plug in the anticipated number of refrigerated trailers and reduce idling time and emissions.
- Applicants for manufacturing and light industrial uses will consider energy storage and combined heat and power in appropriate applications to optimize renewable energy generation systems and avoid peak energy use or provide justification for not incorporating into the design plan.
- Site-specific developments with truck delivery and loading areas and truck parking spaces will include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 sec. 2485).
- Provide changing/shower facilities as specified in the Nonresidential Voluntary Measures of CALGreen.
- Provide bicycle parking facilities per the Nonresidential Voluntary Measures and Residential Voluntary Measures of CALGreen.
- Provide preferential parking spaces for low-emitting, fuel-efficient, and carpool/van vehicles per the Nonresidential Voluntary Measures of CALGreen.
- Provide electric charging stations per the Nonresidential Voluntary Measures and Residential Voluntary Measures of CALGreen.
- Applicant-provided appliances will be Energy Star–certified appliances or appliances of equivalent energy efficiency (e.g., dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star–certified or equivalent appliances shall be verified by the City during plan check.

The following mitigation measure is not applicable within the plan area because the Moorpark DTSP does not allow industrial or truck-intensive land uses.

~~AQ-3 **Industrial and Warehouse Development Health Risk Assessments.** Prior to discretionary approval by the City of Moorpark, project applicants for new~~

~~industrial or warehousing development projects that 1) have the potential to generate 100 or more diesel truck trips per day or have 40 or more trucks with operating diesel-powered transport refrigeration units, and 2) are within 1,000 feet of a sensitive land use (e.g., residential, schools, hospitals, nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit a health risk assessment (HRA) to the City of Moorpark Community Development Department for review and approval. The HRA will be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the Ventura County Air Pollution Control District (APCD). If the HRA shows that the incremental cancer risk and/or noncancer hazard index exceeds the respective threshold, as established by the Ventura County APCD at the time a project is considered, the project applicant will be required to identify best-available control technologies for toxics (T-BACTs) and appropriate enforcement mechanisms, and demonstrate that they are capable of reducing potential cancer and noncancer risks to an acceptable level. T-BACTs may include but are not limited to restricting idling on-site or electrifying warehousing docks to reduce diesel particulate matter, or requiring use of newer equipment and/or vehicles. T-BACTs identified in the HRA will be identified as mitigation measures in the environmental document and/or incorporated into the site plan.~~

3.4 BIOLOGICAL RESOURCES

3.4.1 Summary of Impacts Identified for the Approved Project

The 2023 Certified EIR concluded that, even after the implementation of mitigation measures, the General Plan 2050 resulted in significant and unavoidable impacts to biological resources.

SENSITIVE SPECIES

While much of the City of Moorpark is urbanized and provides limited habitat value, undeveloped areas, including open space lands, riparian corridors, and water features, have the potential to support sensitive biological resources. Five sensitive natural communities (California walnut woodland, southern coast live oak riparian forest, southern riparian scrub, southern willow scrub, and valley oak woodland) were identified in the city by the California Natural Diversity Database (CNDDB), and five sensitive vegetation communities (California brittlebush scrub alliance, California sycamore woodland alliance, coastal prickly pear succulent scrub alliance, lemonade berry scrub alliance, and scale broom scrub alliance). All 10 are associated with valuable habitat for wildlife, and in some cases may contribute to wildlife movement. The Certified EIR determined that implementation of the General Plan 2050 could result in potentially significant impacts to sensitive species due to development on vacant,

agricultural, and other undeveloped lands that may support sensitive natural communities, special-status plant and wildlife species, jurisdictional waters and wetlands, wildlife movement corridors, and migratory birds. Implementation of Mitigation Measures BIO-1 through BIO-6 would ensure that impacts to special-status species are avoided and/or minimized, and impacts were determined to be less than significant.

WETLANDS AND RIPARIAN HABITAT

There are several aquatic features that are potentially under the jurisdiction of the U.S. Army Corps of Engineers (USACE) and the California Department of Fish and Wildlife (CDFW) in Moorpark. These may include definable bed, bank, or channel; areas of rivers, streams, and lakes that support periodic or intermittent flows, perennial flows, or subsurface flows; areas that support fish or other aquatic life; and areas that support riparian or hydrophytic vegetation in association with a streambed. Specifically, these water resources may support biological resources, including riparian vegetation and associated wildlife species. Listed Riverside fairy shrimp and Lyon's pentachaeta have been recorded in the Terra Rejada Vernal Pool Preserve, where a freshwater emergent wetland is mapped by the National Wetlands Inventory in the southeastern portion of Moorpark. A CNDDB query identified 10 special-status natural communities in the city. Many of these sensitive communities are associated with ephemeral or perennial water features, such as streams and washes. Policies under the Conservation Element of the General Plan, Mitigation Measures BIO-1 through BIO-7, and implementation of the Moorpark Highlands Specific Plan Habitat Conservation Plan (HCP) would address impacts to wetlands and riparian habitats at the project level; however, General Plan 2050 impacts were determined to be significant and unavoidable.

WETLANDS AND JURISDICTIONAL WATERS

Development in accordance with the General Plan could impact waters and wetlands jurisdictional to the CDFW, USACE, and Los Angeles Regional Water Quality Control Board (RWQCB). Waters of the United States are jurisdictional to the USACE; waters of the State are jurisdictional to the Los Angeles RWQCB and CDFW; and wetlands meeting certain criteria are jurisdictional to the USACE and/or CDFW.

However, future development projects built in accordance with the General Plan could potentially impact these impact jurisdictional waters and/or wetlands directly or indirectly. Mitigation Measure BIO-7 would require preparation of jurisdictional delineations mapping waters, wetlands, and riparian habitats jurisdictional to the USACE, CDFW, and RWQCB and specifying impacts to such resources. Mitigation Measure BIO-7 would also require project applicants to obtain permits and authorizations from the USACE, CDFW, and RWQCB specifying measures to avoid, minimize, and mitigate impacts. Impacts on jurisdictional riparian habitats were determined to be less than significant.

WILDLIFE MOVEMENT

Moorpark supports some continuous natural habitat blocks on the eastern side of the city. Maintaining wildlife corridors and habitat connectivity is essential for wildlife survival and is increasingly important considering habitat loss and climate change. Although it is not within Moorpark, the Tierra Rejada Valley Critical Wildlife Passage Area is adjacent to Moorpark's southeast border. Development in accordance with the General Plan could impact the ecological integrity and function of wildlife corridors and steppingstones supporting resident and transient wildlife movement. Habitat fragmentation could threaten the viability of remaining natural resources. The Conservation Element identifies policies to reduce impacts to wildlife movement. Additionally, Mitigation Measure BIO-8 would require habitat connectivity/wildlife corridor evaluations for each project proposed in an existing connectivity area or wildlife linkage and specifies measures to be taken to minimize impacts on wildlife movement. Impacts on wildlife movement were determined to be less than significant.

MIGRATORY BIRDS

Several migratory bird species are known to occur within the City of Moorpark, and buildout of the General Plan 2050 could impact these migratory birds through future development and removal of vegetation that could be used for nesting. Adherence to the Migratory Bird Treaty Act and California Fish and Game Code would reduce impacts. Mitigation Measures BIO-9a through BIO-9c would require preconstruction nesting bird surveys and avoidance of impacts (direct and indirect) to active nests, avoidance, and active nest monitoring of bird species protected by federal and State laws. Impacts on migratory birds were determined to be less than significant.

NATURAL COMMUNITY CONSERVATION PLAN/HABITAT CONSERVATION PLAN

No CDFW-permitted Natural Community Conservation Plans (NCCPs) or HCPs are in the City of Moorpark or County of Ventura. However, the City of Moorpark has adopted local regulations, such as the Moorpark Highlands HCP, for the protection of biological resources. Therefore, impacts were determined to be less than significant.

3.4.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Level of Impact in Certified EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164*?
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?	LTS/M	**Yes**
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	SU	**Yes**
c) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	LTS/M	**Yes**
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?	LTS/M	**Yes**
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	LTS	**Yes**
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?	LTS	**Yes**

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable; N/A = topic not analyzed in Certified EIR

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?

The Certified EIR identified that development in accordance with the General Plan 2050 could result in the loss of sensitive species due to habitat modification and removal; however, impacts would be reduced to less-than-significant levels after compliance with requirements of the California and federal Endangered Species Acts and mitigation fees that would be paid by specific projects for the acquisition and management of sensitive habitats.

Though the City of Moorpark contains open areas with native habitat, none intersect the planning area. The planning area is already built out and primarily developed with urban uses and does not contain known habitat areas that support special-status species. Like the approved project, new development within the city would also be subject to the requirements of the California and federal Endangered Species Act. Further, with implementation of Mitigation Measures BIO-1 through BIO-6, the proposed project would not include new or substantially more significant impacts than those analyzed in the 2023 Certified EIR. No new information would require preparation of a supplemental or subsequent EIR.

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

The Certified EIR identified that the General Plan 2050 would have significant and unavoidable impacts to surface water areas or on riparian or aquatic vegetation in surface water areas or flood-control channels because projects potentially affecting riparian habitat would be required to mitigate potential impacts through the existing permitting process.

As described in Chapter 2, *Project Description*, the proposed project is limited to the downtown Moorpark area, which is fully urbanized and developed and does not contain riparian habitat or sensitive natural communities identified by the CNDDB or the Moorpark General Plan 2050. The proposed project does not propose development in or adjacent to streams, washes, or other riparian features. Therefore, the proposed project would not result in impacts to riparian habitats or sensitive natural communities. No changes or new information would require preparation of a supplemental or subsequent EIR.

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

The Certified EIR identified that, with mitigation, the General Plan 2050 would not have substantial adverse impacts on jurisdictional waters. The proposed project is entirely within an

urbanized, developed area and does not contain wetlands. No hydrologic connections to mapped wetlands, vernal pools, streams, or riparian systems are in the plan area. Additionally, the project does not propose grading or expansion into undeveloped areas with potential for such resources. Therefore, the proposed project would not result in direct or indirect impacts to protected wetlands. No changes or new information would require preparation of a supplemental or subsequent EIR.

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

The planning area is fully urbanized; does not overlap with mapped wildlife corridors, habitat linkages, or connectivity areas; and does not function as a movement corridor for resident or migratory wildlife species. The proposed project also does not modify land use patterns in a manner that would increase habitat fragmentation or interfere with regional wildlife movement systems. Therefore, there would be no impacts to wildlife movement. No changes or new information would require preparation of a supplemental or subsequent EIR.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The Certified EIR identified that the General Plan 2050 would not conflict with any local policies or ordinances protecting biological resources. The proposed project is consistent with the Moorpark General Plan Conservation Element and applicable municipal policies regulating biological resources, including regulations governing tree preservation, native vegetation protection, and environmental review requirements. The proposed project does not remove protected natural resources, does not alter conservation land use designations, and does not authorize development in sensitive biological resource areas. All future development under the proposed project would remain subject to City ordinances, General Plan policies, CEQA review, and applicable State and federal regulations. Therefore, the proposed project would not conflict with local policies or ordinances protecting biological resources, and impacts would remain less than significant. No new information or changed circumstances require preparation of a supplemental or subsequent EIR.

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

The Certified EIR determined that the General Plan 2050 would not conflict with any HCPs or NCCPs. No CDFW-permitted NCCPs or HCPs are within the City of Moorpark, and no local, regional, or state HCPs apply to the plan area. As no adopted HCPs or NCCPs govern the plan area, the proposed project would not conflict with any such plans. Impacts would remain less

than significant and consistent with the findings of the 2023 Certified EIR. No new information or changed circumstances require preparation of a supplemental or subsequent EIR.

3.4.3 Adopted Mitigation Measures Applicable to the Proposed Project

The following mitigation measures were taken directly from the 2023 Certified EIR and would be incorporated as part of the proposed project. Any modifications to these mitigation measures are shown in ~~strikethrough~~ for deleted text and underline for new, inserted text.

BIO-1a **Biological Resources Assessment.** Applicants for future development projects on non-infill sites with suitable natural habitat (except for infill redevelopment project, subject to the discretion of the Community Development Director), will conduct a biological resources assessment of the proposed project footprint (including proposed access roads, proposed staging and laydown areas, and a suitable buffer surrounding the project footprint). The biological resources assessment shall be conducted by a qualified biologist and summarized in a biological resources letter report or biological resources technical report that will be submitted to the Moorpark Community Development Department for review and approval prior to be granted a grading permit

BIO-1b **Biological Reconnaissance-Level Survey**. The biological reconnaissance-level survey shall include, but not be limited to:

- An analysis of available literature and biological databases including but not limited to: California Department of Fish and Wildlife (CDFW); California Natural Diversity Database (CNDDB); California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants of California, National Wetland Inventory Database (NWI); USGS National Hydrographic Dataset (NHD); EcoAtlas; and database searches of the U.S. Fish and Wildlife Service Critical Habitat, Environmental Conservation Online System (ECOS), and Information, Planning, and Conservation System (IPaC). Additionally, a review of Missing Linkages in California's landscape California Natural Diversity Database (CNDDB) layer (ds420), South Coast Missing Linkages (ds419), and Essential Connectivity Areas (ds620) is recommended and South Coast Missing Linkages projected "least cost" linkage designs for the South Coast Ecoregion (South Coast Wildlands 2008 & Penrod 2006), CDFW's Priority Wildlife Movement Barrier locations report (CDFW 2020a), and National Park Service's (NPS) collar data relating to mountain lion should be considered. The literature review shall be performed prior to the field survey to identify sensitive biological resources that were reported previously from the

proposed development project vicinity and to help determine the type of sensitive biological resources that may be in the survey area.

- A review of current land use and land ownership within the proposed development project vicinity.
- A field assessment survey that includes mapping vegetation communities in the proposed development project (including but not limited to project footprint, proposed access roads, staging and laydown areas, fuel management zones , and a suitable buffer) following systematic field techniques outlined by CDFW's Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Sensitive Natural Communities. The Manual of California Vegetation (MCV) should also be used to inform this mapping as CDFW only tracks rare natural communities using this classification system An evaluation of each mapped vegetation community's State and Global rarity ranks shall be determined using CDFW's Vegetation Classification and Mapping Program (VegCAMP). Adjoining habitat areas should be included in this assessment where site activities could lead to direct or indirect impacts off site. An evaluation of the project's potential to support special-status plant and wildlife species. The environmental document shall provide measures to fully mitigate the loss of habitat.
- An evaluation of the proposed development project's potential to support special-status plant and wildlife species. Biological Resources Report shall consider impacts to species identified on Ventura County's Locally Important Species List and impacts to other natural communities including but not limited to coastal sage scrub communities and oak woodland communities.
- An evaluation of nesting habitat for migratory and special-status bird species.
- An evaluation of potential impacts to bats and roosts from ground-disturbing activities.
- A general assessment of potential jurisdictional areas, including wetlands and riparian habitats.
- An evaluation of potential local and regional wildlife movement corridors.

BIO-1c **Focused Species Surveys.** If one or more special-status plant or animal species has the potential to occur within the proposed development project area (including but not limited to project footprint, proposed access roads, staging and laydown areas, and a suitable buffer), a qualified biologist will conduct additional focused surveys for said species using the most recently updated protocols recommended by natural resource agencies or, if not available, standards accepted in the professional biological community to survey that taxonomic group, community, or species. CDFW currently recommends that

vegetation surveys should be conducted following systematic field techniques outlined by CDFW's Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Sensitive Natural Communities. The Manual of California Vegetation (MCV) shall also be used to inform this mapping. If an established protocol is not available for a special-status species, the qualified biologist will consult with the City and CDFW or United States Fish and Wildlife Service (USFWS) to determine the appropriate survey protocol. The focused species survey(s) will be at a level to determine the presence/absence of these species and to adequately evaluate potential direct and/or indirect impacts to these species. Adjoining properties shall also be surveyed (as access permits) where direct or indirect project effects, such as those from fuel modification or herbicide application, could potentially extend off-site. To the extent possible, the focused species surveys should be conducted during nondrought years at the time of year when species are both evident and identifiable. The focused survey shall record the location and boundary of special-status species by use of global positioning system (GPS). The number of individuals shall be counted (if population is small) or estimated (if population is large). If applicable, information about the percentage of individuals in each life stage should be provided (seedlings, reproductive individuals, adults, nestlings, juveniles, transients or migrant individuals, etc.). If feasible, images of the target species and representative habitats should be included to support information and descriptions. Results of focused species surveys shall be summarized in the proposed development project's Biological Resources Technical Report. The Report shall include a detailed map (1:24,000 or larger) showing which plants or populations will be impacted~~s~~. The Report shall also include a table that documents the number of sensitive plants and acres of supporting habitat impacts, and plant and plant composition (e.g., density, cover, abundance) within impacted habitat (e.g., species list separated by vegetation class; density, cover, abundance of each species). Identified rare plants shall also be plotted within the map.

BIO-1d **Biological Resources Report.** The results of the biological survey for proposed development projects with no significant impacts may be presented in a biological survey letter report. For proposed development projects with significant impacts that require mitigation to reduce the impacts to below a level of significance, and/or agency consultation and permitting, the results of the biological survey shall be presented in a biological technical report. The impact analysis shall consider impacts from areas subject to fuel modification and grading to accommodate the development.

BIO-2 **Special-Status Species, Sensitive Habitats, Wetlands, Other Non-wetland Waters, Native Wildlife Nursery Sites, and Wildlife Corridors.** If a sensitive

biological resource is identified during field surveys (see BIO-1b and BIO-1c), the City shall require implementation of mitigation measures at the project level that fully account for the adversely affected resource. To the maximum extent feasible, mitigation measures should adhere to the following order of priority to reduce adverse impacts of a proposed project to the resource: avoid impacts, minimize impacts, and compensate for impacts. Mitigation measures shall be used on a project-level basis and be tailored to on-site conditions and sensitive biological resources present.

- **Priority 1, Avoidance of Impacts.** Proposed development shall avoid impacts to the maximum extent feasible by not taking certain actions or parts of an action. Projects shall be sited to avoid direct or indirect impacts on the resource and include measures such as implementing no-disturbance buffers (e.g., nesting bird buffer areas during construction, siting staging areas outside buffer area) or implementing project-specific design features (e.g., wildlife-friendly fencing and lighting in a wildlife corridor), such that indirect adverse effects of project development are avoided. This shall include flagging all plants and/or perimeter of populations; stop-work buffers around plants and/or populations (e.g., flagged perimeter plus 50 feet); restrictions on ground-disturbing activities within protected areas; relocation of staging and other material piling areas away from protected areas; restrictions on herbicide use and/or type of herbicide and/or application method within 100 feet of sensitive plants; and worker education and training. This shall especially apply to the Santa Monica-Sierra Madre wildlife corridor and the Tierra Rejada Vernal Pool Preserve in the Carlsberg Specific Plan area and designated critical habitat for Lyon's pentachaeta and Riverside fairy shrimp (*Streptocephalus woottoni*) in the southeast corner of Moorpark. Projects should avoid sensitive natural communities, including locally important communities such as oak woodlands and alliances with a State Rank of S1-S3 that fall under the mixed scrub characterization, to the maximum extent practicable.
- **Priority 2, Minimize Impacts.** Proposed development shall be conditioned to minimize adverse impacts by limiting the degree or magnitude of the action and its implementation to less than significant to the maximum extent feasible. Other mitigation measures may include reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.

  Measures to mitigate the spread of invasive plant species and invasive wildlife species (e.g., New Zealand mudsnail) shall include but will not be limited to: cleaning of equipment, footwear, and clothing before entering a

construction site and the identification and treatment of significant infestations of invasive plant species within a project site.

- **Priority 3, Offset Impacts.** Offsetting impacts can be done by replacing or providing substitute resources or by rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.

  Offset mitigation ratios for protected sensitive resources will be established based on the rarity of the resource, quality of affected habitat associated with the resource, temporary and permanent losses to habitat function, the type of mitigation proposed (restoration, enhancement, preservation, establishment), and other requirements associated with State or federal permits. Mitigation ratios will be determined at the project level in consultation with the city, the qualified biologist, and, where applicable, federal or State agencies with jurisdiction over the resource (e.g., CDFW, USACE, USFWS).

If impacts on a protected sensitive biological resource are unavoidable, then the project proponent shall mitigate for the type of resource as follows:

- **Endangered, Rare, Threatened, or Candidate Species.** The applicant shall obtain incidental take authorization from USFWS (16 U.S. Code Section 1531 et seq.) or CDFW (California Fish and Game Code Sections 2050–2115.5) prior to commencing development of the project site; apply minimization measures or other conditions required under the incidental take authorization; and provide equivalent compensation for the unavoidable losses of these resources, generally at a minimum ratio of 1:1. Compensation may include purchasing credits from a USFWS- or CDFW-approved mitigation bank or restoring or enhancing habitat within the project site or outside of the project site.
- **Special-Status Species (not listed).** The applicant shall provide equivalent compensation for impacts on special-status species by restoring or significantly enhancing existing habitat where the species occurs or by acquiring or protecting land that provides habitat function for affected species and is at least equivalent to the habitat function removed or degraded as a result of project implementation.

If impacts on sensitive habitats, wetlands, other non-wetland waters, riparian habitats, native wildlife nursery sites, and wildlife corridors cannot be avoided, the project applicant shall:

- **Federal- or State-Protected Sensitive Habitats.** Obtain the required regulatory authorization (e.g., Section 404 permits for impacts on waters of

the United States, 401 water quality certification from the Regional Water Quality Control Board, a Streambed Alteration Agreement for impacts on aquatic or riparian habitats within CDFW jurisdiction under Fish and Game Code Section 1600), and provide equivalent compensation for the unavoidable losses of the above-mentioned resources such that there is no net loss.

- Other Protected Sensitive Habitats (includes sensitive natural communities, habitat connectivity and wildlife corridors, native wildlife nursery or overwintering sites). Provide compensation for other protected sensitive habitats, which may include the restoration, enhancement, or preservation of the aforementioned habitats within or outside of the project site, or the purchasing of credits at an existing mitigation bank or in-lieu fee program deemed acceptable by the Moorpark Community Development Director.

All compensatory mitigation sites shall be protected in perpetuity through a conservation easement (if off-site), or deed restriction (or other comparable legal instrument) if on-site.

If impacts to oak woodland or the understory vegetation cannot be avoided, the project applicant shall comply existing Historic Trees, Native Trees, and Mature Trees Ordinance.

The project applicant shall prepare Weed Management Plan, which shall:

- Ensure that irrigation proposed in fuel modification zones do not allow for the introduction of invasive Argentine ants.
- Prevent non-native weeds including noxious weeds (as listed by the California Invasive Plant Council) from becoming established to control the local spread if invasive plants, both during and after construction.
- Include monitoring for a minimum of three years post development to identify and reduce the possible introduction of Argentine ants. The monitoring plan shall include monthly site visits (and weekly during the rainy season) to monitoring the spread of invasive weeds on-site and to adjacent lands.
- Include annual threshold limits and eradication targets.

For projects that remove vegetation that could host pest species, the applicant shall work with the certified arborist to identify all trees and species for removal from the project site and inspect those trees for contagious tree diseases including but not limited to: thousand canker fungus, polyphagous shot hole

borer, and goldspotted oak borer. If invasive pests and/or diseases are detected, the applicant, in coordination with the project arborist, shall provide an infectious tree disease management plan. To avoid the spread of infectious tree diseases, diseased trees should not be transported from the project site without first being treated using best-available management practices relevant for each tree disease observed.

BIO-3 **Demarcate Work Area Boundary.** The proposed development proponent shall prevent impacts to unprotected common and sensitive vegetation communities in areas adjacent to the project area. Prior to the initial vegetation clearing activities or ground disturbance in new areas, the approved project grading limits shall be marked with stakes or other highly visible materials that will be clearly visible to equipment operators and biological monitors during all vegetation clearing or ground-disturbing activities. All equipment operators and project personnel shall be instructed about the restrictions the boundary markers represent and that vegetation removal or other disturbance outside of the boundary markers shall be avoided.

BIO-4 **Preconstruction Special-Status Species Surveys.** If sensitive biological resources are identified as having potential to occur within or immediately adjacent to the proposed development project area, a preconstruction special-status species survey shall be conducted by a qualified biologist no more than 14 days prior to ground-disturbing activities to ensure unsubstantiated impacts are avoided or minimized to the extent feasible. In addition, for species with potential to occur within or adjacent to the proposed development project area and having species-specific preconstruction or take avoidance survey guidelines (e.g. burrowing owl), surveys shall be conducted in accordance with the most recent survey guidelines by a qualified biologist for that species.

BIO-5 **Worker Environmental Awareness Education.** If sensitive biological resources are known to occur within or adjacent to the proposed development project area, a project-specific contractor training program shall be developed and implemented to educate project contractors about the sensitive biological resources within and adjacent to the proposed development project area and the measures being implemented to avoid and/or minimize impacts to these species or their habitat. A qualified biologist shall develop and implement the contractor training program.

BIO-6 **Biological Monitoring.** If sensitive biological resources are present within or adjacent to the proposed development project area and impacts may occur from implementation of construction activities, a qualified biological monitor may be required during a portion or all of the construction activities to ensure impacts to

the sensitive biological resources are avoided or minimized to the extent feasible. The specific biological monitoring requirements shall be evaluated on a project-by-project basis. The qualified biological monitor shall be approved by the City on a project-by-project basis based on applicable experience with the sensitive biological resources that may be impacted.

BIO-7 **Aquatic Resources Delineation and Regulatory Permitting. The City of** Moorpark shall require applicants of development projects that have the potential to affect jurisdictional resources to contract with a qualified biologist to conduct a jurisdictional delineation to map the extent of wetlands and non-wetland waters; determine jurisdiction; consider changes in upstream and downstream drainage patters, runoff, and sedimentation; and assess potential impacts (including an evaluation of potential changes in upstream and downstream drainage patterns, runoff, and sedimentation). The delineation shall be conducted pursuant to the U.S. Fish and Wildlife Service wetland definition adopted by the California Department of Fish and Wildlife. The results of the delineation shall be presented in a wetland delineation report and shall be incorporated into the CEQA document(s) required for approval and permitting of the proposed development project.

Projects shall prioritize avoidance of impacts to streams, wetlands and associated natural communities. Applicants of development projects that have the potential to impact jurisdictional features, as identified in the wetland delineation letter report, shall obtain permits and authorizations from the U.S. Army Corps of Engineers for a Section 404 Clean Water Act (CWA) Permit, to the California Department of Fish and Wildlife (CDFW) for a Section 1600 Lake or Streambed Alteration Agreement (SAA), and/or to the Regional Water Quality Control Board (RWQCB) for a Section 401 Water Quality Certification. The regulatory agency authorization(s) shall include impact avoidance and minimization measures as well as mitigation measures for unavoidable impacts. Specific avoidance, minimization, and mitigation measures for impacts to jurisdictional resources shall be determined through discussions with the regulatory agencies during the proposed development project permitting process and may include avoidance of resources, on-site or off-site creation, enhancement or restoration, and/or protection and management of mitigation lands in perpetuity.

BIO-8 **Habitat Connectivity/Wildlife Corridor Protection Measures.** The City of Moorpark shall require a habitat connectivity/wildlife corridor evaluation for future development projects that may impact existing connectivity areas and wildlife linkages identified in Figure 5.4-4, *Regional Wildlife Corridor*, of the Draft EIR, which includes the Santa Monica-Sierra Madre Connection corridor. The results of the evaluation shall be incorporated into the project's biological report

required under Mitigation Measure BIO-1d and classified as a Priority 1 project per Mitigation Measure BIO-2. The evaluation shall identify (a) direct impacts to, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in adjacent areas, due to habitat loss (acreage lost) and fragmentation, narrowing of a wildlife corridor (acreage lost), introduction of barriers to wildlife movement; (b) indirect impacts from increased noise, light, and human activity; and (c) an assessment on areas which would most benefit wildlife crossing and structures with consideration to past, present, and future projects. The evaluation shall also identify project design features that would reduce potential impacts and maintain habitat and wildlife movement. These projects shall avoid, to the extent possible, further encroaching into the Santa Monica-Sierra Madre wildlife corridor. A cumulative assessment on areas which would most benefit wildlife crossing and structures with consideration to past, present, and future projects shall be included in the evaluation. The city shall continue to work in partnership with the County of Ventura, wildlife agencies, organizations, and entities responsible for the protection, management, and enhancement of habitat connectivity and wildlife corridors. To this end, the city shall incorporate the following measures, for projects impacting the Santa Monica-Sierra Madre wildlife corridors:

- Adhere to the applicable zoning standards.
- Encourage clustering of development.
- Avoid known sensitive biological resources and protect critical linkage areas in place with a minimum 1/2-mile buffer around pinch points, to maximum extent practicable).
- Require new or modified road crossings over streams, wetlands and riparian habitats to include bridging design features with bridge columns located outside the riparian habitat areas, when feasible.
- Avoid removal of native trees; large, dense-canopied non-native trees; and understory vegetation. If impacts to trees cannot be avoided, trees should be replaced.
- Follow the existing shielded lighting requirements in the existing municipal code to provide reduced lighting adjacent to sensitive habitat areas.
- Encourage development plans that maximize wildlife movement.
- Provide buffers between development and wetland/riparian areas.
- Protect wetland/riparian areas through regulatory agency permitting process.
- Encourage wildlife-passable fence designs (e.g., three-strand barbless wire fence) on property boundaries.

- Provide minimum criterion for design features, dimensions, and locations of potential crossings and associated fencing.
- Encourage preservation of native habitat on the undeveloped remainder of developed parcels.
- Minimize road/driveway development to help prevent loss of wildlife due to roadkill and habitat loss.
- Use native, drought-resistant plant species and trees in landscape design. Trees may include coast live oak (Quercus agrifolia) and California sycamore (Platanus racemosa) and other plants identified by the Audubon Society's Plants for Birds.
- Encourage participation in local/regional recreational trail design efforts.

BIO-9a **Pre-disturbance Nesting Bird Surveys.** The City of Moorpark shall require applicants for future development projects with suitable natural habitat, subject to the discretion of the Community Development Director, to contract with a qualified biologist with experience in conducting breeding bird surveys to conduct a preconstruction general nesting bird survey within all suitable nesting habitats that may be directly (active nest destruction, direct mortality) or indirectly (nest abandonment, exposure) impacted by active construction during the general avian breeding season (February 1 through August 31). The pre-disturbance surveys shall be conducted no more than 5 days prior to initiation of construction inclusive of staking and fencing of project limits, demolition activities, staging of equipment, and all vegetation trimming and removal activities (regardless of stage of construction). Results of pre-disturbance nesting bird surveys are typically valid for a period of 3 to 5 days. Additional pre-disturbance nesting bird surveys and/or nest monitoring may be required at the discretion of the qualified biologist based on observations of breeding behavior, phased removal of breeding bird habitat during the breeding season, establishment of nest buffers, delays in construction activities that could allow for breeding birds to establish a nest, or if the project is cleared/demolished/constructed over the course of multiple breeding seasons. Results will be summarized in a pre-disturbance survey report that describes the dates of the surveys, methods, results of the surveys, and any nest protection measures that will need to be employed. The pre-disturbance nesting bird survey report will be submitted to the City within 30 days of completion of the initial pre-disturbance nesting bird survey.

BIO-9b **Active Next Avoidance and No-Work Buffers.** If active nests of avian species protected by the Migratory Bird Treaty Act and Fish and Game Code are detected within the proposed development project area or within a 300-foot buffer (500-foot buffer for raptors and listed species) of the proposed development project

area, a no-work buffer will be established around the nest (typically 300 feet for passerines and 500 feet for raptors and listed species) and construction shall be restricted in the area until the young have fledged; there is no evidence of a second attempt at nesting if the nest attempt has failed, as determined by the qualified biologist; or until appropriate protection measures (installation of noise and/or visual barriers, intermittent halting or rerouting of high noise-producing construction activities to other portions of the project area, biological monitoring, and/or noise monitoring to ensure effectiveness of no-work buffers and/or noise reduction measures, etc.) that respond to the specific situation have been developed and implemented in consultation with the City and regulatory agencies. A figure showing the locations of no-work buffers established during the preclearance nesting survey shall be included in the pre-disturbance survey report (BIO-9a).

BIO-9c **Nest Monitoring.** Periodic nest monitoring will be conducted at the discretion of the qualified biologist to ensure compliance with established no-work buffers and document progression of the nest. The qualified biologist will monitor the nest from a distance and determine active/inactive status based on direct observations or evidence of breeding behavior (nest exchanges, food carries, fecal sac removal, nestling vocalizations, etc.). The qualified biologist will keep the nest monitoring as brief as possible to avoid causing undue stress to the adult(s) and young. For nests where contents are difficult to determine (e.g., gourd nests, cavity nests) or nests that seem inactive prior to the estimated fledge date, the nest will be considered inactive once nesting activity is no longer observed at the nest site during two consecutive monitoring visits by the qualified biologist. Two consecutive monitoring visits may not be necessary if strong evidence (e.g., nest is on the ground or evidence of predation on young) indicates the nest is no longer active or if the nest is unlikely to be affected by immediate project activities. Once a nest is deemed inactive by the qualified biologist and there is no evidence of a second nest attempt or other active nests in the same area, the biologist will deactivate the nest buffer and construction activities may resume in that area. CDFW will not need to concur with the nest ”deactivation” determination prior to work resuming in the area. Project-related activities that result in loss of a nest (“take”) will be immediately reported to the city and appropriate agencies (CDFW, USFWS). A summary of all nest monitoring activities (if any) will be submitted to the City in a brief memo at the completion of each breeding season.

3.5 CULTURAL RESOURCES

3.5.1 Summary of Impacts Identified for the Approved Project

The Certified EIR concluded that the General Plan 2050 would not directly result in the demolition or material alteration of historic resources. Development facilitated by development projects that accommodate the General Plan 2050 could adversely affect cultural resources, and such impacts were identified as potentially significant.

HISTORIC RESOURCES

There are 13 previously recorded built environment resources in Moorpark, of which, five are listed as not having been evaluated for the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR), seven are determined to be ineligible for NRHP, and one is listed in the CRHR as an individual property. There are no resources within the city limits listed on the NRHP. Within the city, there are no State Historic Landmarks or State Historical Points of Interest, but there are nine local Points of Interests designated by the Moorpark Historical Society and two properties listed as a Historical Landmark of Ventura County by the Ventura County Genealogical Society.

Future development, infill, redevelopment, and grading activities accommodating the General Plan could potentially generate significant impacts. Such development would adhere to local ordinances, policies in the Conservation, Housing, and Land Use Elements of the General Plan, and State and federal regulations that protect historical resources. In addition, Mitigation Measures CUL-1 through CUL-4 will reduce impacts associated with historic resources. However, if a proposed project would result in the demolition or significant alteration of a historical resource, it cannot be mitigated to a less-than-significant level. Hence, impacts on historic resources caused by future development in accordance with the General Plan 2050 are significant and unavoidable.

ARCHAEOLOGICAL RESOURCES

There are 52 cultural resources within the city—20 precontact archaeological and/or ethnographic sites, 31 historic-period archaeological sites and/or historic-period built environment resources, and 1 multicomponent resource with both historical and precontact archaeological deposits.

Long-term implementation of the Moorpark General Plan 2050 land use plan could allow development (e.g., new development, infill development, redevelopment, and revitalization/restoration), including grading, of known and unknown sensitive areas. Grading and construction activities of undeveloped areas or redevelopment that requires more intensive

soil excavation than in the past could potentially cause the disturbance of archaeological resources. Cultural resources are also recognized as nonrenewable and therefore receive protection under the Public Resources Code and CEQA. Therefore, future development that would be accommodated by the Moorpark General Plan 2050 could potentially unearth previously unrecorded resources.

Mitigation Measures CUL-5 and CUL-6 would reduce potential impacts associated with archaeological resources to a level that is less than significant by avoiding or recovering the archaeological resource(s). Therefore, no significant adverse impacts relating to archaeological resources were identified.

HUMAN REMAINS

The Moorpark General Plan 2050 in itself does not involve grading activities and would not directly disturb any human remains. However, long-term implementation of the Moorpark General Plan 2050 would allow development and redevelopment, including grading of sensitive areas, possibly disturbing human remains, including those outside of formal cemeteries. Although soil-disturbing activities associated with development in accordance with the Moorpark General Plan 2050 could result in the discovery of human remains, compliance with existing law would ensure there are no significant impacts to human remains.

3.5.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Level of Impact in Certified EIR	**Proposed Project Meets the Conditions for an Addendum** *CEQA Guidelines Section 15164?*
a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5?	SU	**Yes**
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?	LTS/M	**Yes**
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	LTS	**Yes**

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable; N/A = topic not analyzed in Certified EIR

a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5?

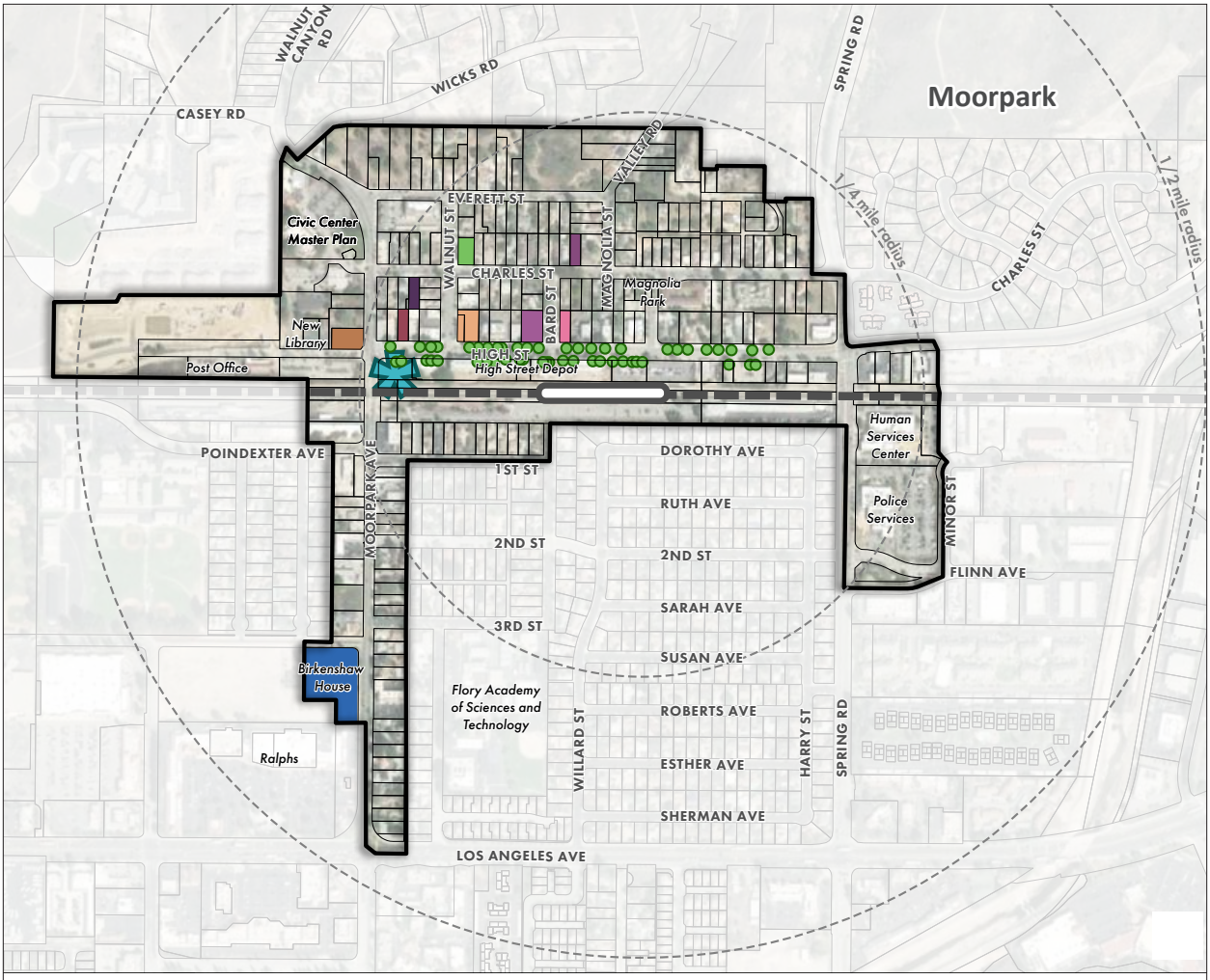
The Certified EIR identified that impacts from buildout of the General Plan 2050 could impact historic resources. The proposed project is a specific plan, and no physical construction is proposed as part of the project. The plan area does not contain any sites listed on the NRHP or CRHR (NPS 2026). However, Figure 6, *Cultural Resources in the Plan Area*, highlights the unique features that may be potentially historic, including:

- Wesley Chapel
- Pepper trees along High Street
- High Street Arts Center
- Birkenshaw House
- Original Moorpark Southern Pacific Depot Site
- Moorpark Mercantile
- William's Service Station
- Tanner's Corner
- Whitaker Block
- Moorpark Women's Fortnightly Clubhouse
- Munger/Cornett Home

Additionally, the Moorpark General Plan 2050 Certified EIR, Figure 5.5-1, Built Environment Sensitivity, identifies that the plan area has high sensitivity for historic resources. With Mitigation Measures CUL-1 through CUL-4, the proposed project would not introduce new conditions or activities that would result in new or substantially greater impacts to historic resources beyond those evaluated in the 2023 Certified EIR for the approved project. Additionally, any future "capital and gateway" projects that the DTSP outlines would be subject to further environmental review. Accordingly, no new significant impacts would occur, and no changes or new information have been identified that would require preparation of a supplemental or subsequent EIR.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?

The Certified EIR identified that the General Plan 2050 could impact archaeological resources. Ground-disturbing activities, particularly in areas that have not previously been developed with urban uses ("native soils," which include agricultural lands), have the potential to damage or destroy archaeological resources that may be present on or below the ground surface.



Moorpark Downtown Specific Plan Boundary

Metrolink Ventura County Line

Locally Significant Resources (PBR 1992) & Historical Landmarks

Wesley Chapel/First Southern Baptist Church (Current Use: Moorpark Islamic Society)

High Street Pepper Trees located on High Street planted by Poindexter

Points of Historical Interest

Original Moorpark Southern Pacific Depot Site (Demolished in 1964, Current Moorpark Chamber of Commerce)

Theater on High Street (High Street Arts Center)

William's Service Station (Current Use: High Sweet Creamery)

Moorpark Mercantile Location (Current Use: Mayflower Market)

Tanner's Corner (Current Use: Cesar Carpets and First Impression Upholstery)

Whitaker Block (Built in 1922. Previous Moorpark Hotel and Moorpark Post Office)

Moorpark Women's Fortnightly Clubhouse (Current Use: Private residence)

Munger/ Cornett Home

Birkenshaw House (Built in the 1920s)

0 800

Scale (Feet)

Source: City of Moorpark 2026.

Figure 6
Cultural Resources in the Plan Area

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The proposed project is a specific plan, and no physical construction is proposed as part of the project. The Certified EIR Figure 5.5-2, Archaeological Sensitivity, identifies that the plan area has high sensitivity for archaeological resources. Implementation of the proposed project may involve ground-disturbing activities that may uncover unknown archaeological resources. In the unlikely event that archaeological resources are discovered during excavation or grading, work would cease in the area, and a qualified archaeologist would be contacted. A qualified archaeologist and tribal monitor would evaluate the find in accordance with federal, State, and local guidelines, including California Public Resources Code Section 21083.2. Construction activity may continue unimpeded on other portions of the plan area. The found deposits would be treated in accordance with federal, State, and local guidelines, including California Public Resources Code Section 21083.2, and follow Mitigation Measure CUL-5. With implementation of Mitigation Measures CUL-5 and CUL-6, the proposed project would ensure that impacts to archaeological resources are less than significant, and would not include new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR. No changes or new information would require preparation of a supplemental or subsequent EIR.

c) Disturb any human remains, including those interred outside of dedicated cemeteries?

The Certified EIR identified that the General Plan 2050 would comply with California Public Resources Code Section 5097.98 so as not to disturb human remains. A significant impact would occur if previously interred human remains would be disturbed during the excavation of the plan area. The plan area has been previously disturbed by past development and urban uses, making the presence of intact human remains unlikely. However, there is a remote possibility that human remains could be encountered during excavation and grading activities associated with the proposed project. If human remains are encountered during ground-disturbing activities, California Health and Safety Code Section 7050.5 requires that disturbance of the site shall halt and remain halted. Additionally, TCR-2 in Section 5.18.3 establishes protocols if Native American cultural resources are found. With adherence to these requirements, impacts on human remains would be less than significant. The proposed project would not cause new or substantially greater significant impacts than those analyzed in the 2023 Certified EIR. Therefore, no changes or new information would require preparation of a supplemental or subsequent EIR.

3.5.3 Adopted Mitigation Measures Applicable to the Proposed Project

The following mitigation measures were taken directly from the 2023 Certified EIR and would be incorporated as part of the proposed project. Any modifications to these mitigation measures are shown in ~~strikethrough~~ for deleted text and <u>underline</u> for new, inserted text.

CUL-1 **Historical Resources Assessment.** Prior to any construction activities that may affect historical resources (i.e., structures 45 years or older), a historical resources assessment shall be performed by an architectural historian or a historian who meets the Secretary of the Interior's Professionally Qualified Standards in architectural history or history. The assessment shall include a records search to determine if any resources that may be potentially affected by the project have been previously recorded, evaluated, and/or designated in the National Register of Historic Places, California Register of Historic Resources, or local register of historic resources. Following the records search, the qualified historian or architectural historian shall conduct a reconnaissance-level and/or intensive-level survey in accordance with the California Office of Historic Preservation guidelines to identify any previously unrecorded potential historical resources that may be potentially affected by the proposed project. Pursuant to the definition of a historical resource under CEQA, potential historical resources shall be evaluated under a developed historic context.

CUL-2 **Historical Resources Standards.** To ensure that projects requiring the relocation, rehabilitation, or alteration of a historical resource do not impair its significance, the *Secretary of the Interior's Standards for the Treatment of Historic Properties* shall be used to the maximum extent possible. The application of the standards shall be overseen by a qualified architectural historian or historic architect meeting the Secretary of the Interior's Professionally Qualified Standards. Prior to any construction activities that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City of Moorpark.

CUL-3 **Historical Resources Documentation.** If a proposed project would result in the demolition or significant alteration of a historical resource, it cannot be mitigated to a less than significant level. However, recordation of the resource prior to construction activities will assist in reducing adverse impacts to the greatest extent possible. Recordation shall take the form of Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), or Historic American Landscape Survey (HALS) documentation and shall be performed by an architectural historian or historian who meets the Secretary of the Interior's Professionally Qualified Standards. Documentation shall include an architectural and historical narrative; medium- or large-format black and white photographs, negatives, and prints; and supplementary information such as building plans and

elevations and/or historic photographs. Documentation shall be reproduced on archival paper and placed in appropriate local, State, or federal institutions. The specific scope and details of documentation would be developed at the project level.

CUL-4 **Eligible Cultural Resources Measures.** If cultural resources that are eligible for listing in the National Register of Historic Places, California Register of Historic Resources, or local register of historic resources are identified within or adjacent to the proposed development, the construction limits shall be clearly flagged to ensure impacts to eligible cultural resources are avoided or minimized to the extent feasible. Prior to implementing construction activities, a qualified archaeologist shall verify that the flagging clearly delineates the construction limits and eligible resources to be avoided. Since the location of some eligible cultural resources is confidential, these resources will be flagged as environmentally sensitive areas.

CUL-5 **High and Assumed-High Sensitivity.** To determine the archaeological sensitivity for discretionary projects in areas designated "high" and "assumed-high" sensitivity for archaeological resources, an archaeological resources assessments shall be performed under the supervision of an archaeologist that meets the Secretary of the Interior's Professionally Qualified Standards (PQS) in either prehistoric or historic archaeology. The assessments shall include records searches of the California Historical Resources Information System and the Sacred Lands File maintained by the Native American Heritage Commission. The records searches shall determine if the proposed project has been previously surveyed for archaeological resources, identify and characterize the results of previous cultural resource surveys, and disclose any cultural resources that have been recorded and/or evaluated. A Phase I pedestrian survey shall be undertaken in areas that are undeveloped to locate any surface cultural materials.

a. If potentially significant archaeological resources are identified through an archaeological resources assessment, and impacts to these resources cannot be avoided, a Phase II Testing and Evaluation investigation to determine significance shall be performed by an archaeologist who meets the PQS prior to any construction-related ground-disturbing activities. If resources are determined significant or unique through Phase II testing and site avoidance is not possible, appropriate site-specific mitigation measures shall be

established and undertaken. These might include a Phase III data recovery program that would be implemented by a qualified archaeologist and performed in accordance with the Office of Historic Preservation's *Archaeological Resource Management Reports* (ARMR): *Recommended Contents and Format* (1990) and *Guidelines for Archaeological Research Designs* (1991). If the archaeological assessment did not identify potentially significant archaeological resources within the proposed General Plan area but indicated the area to be highly sensitive for archaeological resources, a qualified archaeologist will monitor all ground-disturbing construction and preconstruction activities in areas with previously undisturbed soil. The archaeologist shall inform all construction personnel, prior to construction activities, of the proper procedures in the event of an archaeological discovery. The training will be held in conjunction with the project's initial on-site safety meeting and will explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities in the immediate vicinity of the discovery will be halted while the resources are evaluated for significance by an archaeologist who meets the PQS. If the discovery proves to be significant, it will be curated with a recognized scientific or educational repository.

b. If the archaeological assessment did not identify potentially significant archaeological resources within the proposed General Plan area but indicated the area to be highly sensitive for archaeological resources, a qualified archaeologist shall monitor all ground-disturbing construction and preconstruction activities in areas with previously undisturbed soil. The archaeologist shall inform all construction personnel, prior to construction activities, of the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the resources are evaluated for significance by an archaeologist who meets the PQS. If the discovery proves to be significant, it shall be curated with a recognized scientific or educational repository.

c. If the archaeological assessment did not identify potentially significant archaeological resources, but indicates the area to be of medium sensitivity for archaeological resources, an archaeologist who meets the PQS shall be retained on an on-call basis. The archaeologist shall inform all construction personnel prior to construction activities about the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting, and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the on-call archaeologist is contacted. If the discovery proves to be significant, it shall be curated with a recognized scientific or educational repository.

CUL-6 **Low Sensitivity.** To determine the archaeological sensitivity for discretionary projects in areas designated "low" sensitivity for archaeological resources, the project applicant shall retain an archaeologist that meets the Secretary of the Interior's Professionally Qualified Standards (PQS) in either prehistoric or historic archaeology to conduct a records search. The assessments shall include records searches of California Historical Resources Information System and the Sacred Lands File maintained by the Native American Heritage Commission. If the records search identifies a medium sensitivity for archaeological resources, an archaeologist who meets the PQS shall be retained on an on-call basis. The archaeologist shall inform all construction personnel prior to construction activities about the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the on-call archaeologist is contacted. If the discovery proves to be significant, it shall be curated with a recognized scientific or educational repository. repository.

3.6 ENERGY

3.6.1 Summary of Impacts Identified for the Approved Project

SHORT-TERM AND LONG-TERM ENERGY IMPACTS

The Certified EIR concluded that construction of individual development projects facilitated by the General Plan 2050 would create temporary demands for electricity. Natural gas is not generally required to power construction equipment and therefore was not anticipated during construction phases. During construction, energy demand from electricity, operation of construction equipment, and transportation would temporarily increase and would cease upon completion of a project. Compliance with State regulations limiting construction equipment idling would reduce unnecessary energy consumption. Therefore, construction activities facilitated by the General Plan 2050 would not result in wasteful, inefficient, or unnecessary use of energy.

RENEWABLE ENERGY OR EFFICIENCY

The state's electricity grid is transitioning to renewable energy under California's Renewables Portfolio Standard (RPS) Program. Renewable sources of electricity include wind, small hydropower, solar, geothermal, biomass, and biogas. The statewide RPS requirements do not directly apply to individual development projects but to utilities and energy providers, such as Southern California Edison or Clean Power Alliance, whose compliance with RPS requirements would contribute to the State of California's objective of transitioning to renewable energy. The land uses accommodated under the Moorpark General Plan 2050 would comply with the current and future iterations of the Building Energy Efficiency Standards and CALGreen.

The Moorpark General Plan 2050 includes Land Use Element Policy LU-4.1; Circulation Element Policy CI-13.7; and Conservation Element Policies COS-4.6, COS-4.7, and COS-4.8, which would support the statewide goal of transitioning the electricity grid to renewable sources. Also, GHG Impact 5.8-1 in the General Plan discusses more proposed policies that would aid in reducing the energy sector emissions by using renewable energy. Therefore, implementation of the Moorpark General Plan 2050 would not conflict with or obstruct implementation of California's RPS program, and no impact would occur.

3.6.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Level of Impact in Certified EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164?*
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	LTS	**Yes**
b) Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	LTS	**Yes**

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable; N/A = topic not analyzed in Certified EIR

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

The Certified EIR determined that development under the General Plan 2050 would result in increased energy consumption during construction and operation. However, impacts related to energy use would be less than significant due to compliance with applicable energy-efficiency standards and implementation of General Plan policies promoting energy conservation and efficiency.

As described in Chapter 2, *Project Description*, the proposed project is intended to implement the City of Moorpark General Plan 2050 in the downtown area through infill development, redevelopment, public improvements, and land use refinements. The proposed project does not increase the overall development capacity beyond what was previously analyzed in the Certified EIR but redistributes and refines development within an urbanized area. Future development in the plan area would be required to comply with applicable energy-efficiency standards and General Plan policies that promote energy-efficient design and operation.

Development under the proposed project would not introduce new types of construction processes or activities compared to what was previously considered in the 2023 Certified EIR. The proposed project does not introduce new construction processes or unusual characteristics that would require the use of less energy-efficient equipment or practices. Therefore, it is expected that construction fuel consumption associated with the proposed project would not be any more inefficient, wasteful, or unnecessary than the energy required for development

contemplated in the 2023 Certified EIR. No changes or new information would require preparation of a supplemental or subsequent EIR.

b) Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

The statewide RPS goal is not directly applicable to individual development projects but to utilities and energy providers. The new land uses accommodated for the proposed project (higher-density residential, mixed-use, and transit-oriented) under the General Plan 2050 would comply with the current and future iterations of the Building Energy Efficiency Standards and CALGreen. Like the approved project, the proposed project would be subject to Building Energy Efficiency Standards and CALGreen requirements. Therefore, implementation of the proposed project would not result in new or increase the severity of impacts as it pertains to consistency with renewable energy or energy-efficiency plans compared to the approved project. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA. No changes or new information would require preparation of a supplemental or subsequent EIR.

3.6.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to energy were outlined in the 2023 Certified EIR.

3.7 Geology and Soils

3.7.1 Summary of Impacts Identified for the Approved Project

The 2023 Certified EIR concluded that impacts to geology and soils would be less than significant with the implementation of mitigation measures.

SEISMIC HAZARDS

Implementation of the goals and policies under the General Plan as well as compliance with State, regional, and local regulations pertaining to structural safety regarding fault rupture, ground shaking, liquefaction, and landslides would ensure that potential future development that results from implementation of the proposed General Plan would not directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death. Therefore, impacts regarding seismic hazards were determined to be less than significant.

Earthquake Faults

The location and underlying geology in Moorpark make it likely to experience seismic hazards, including strong seismic ground shaking, and secondary hazards, like liquefaction. The Simi-

Santa Rosa Fault is included in Alquist-Priolo Zones in Moorpark. MMC Title 15, Chapter 15.08, incorporates and adopts the California Building Code (CBC). The Certified EIR concluded that mandatory compliance would reduce hazards arising from fault rupture. Impacts were determined to be less than significant.

Strong Seismic Ground Shaking

All structures that would be constructed pursuant to the proposed General Plan would be designed to meet or exceed current design standards in the latest CBC. Therefore, new structures are expected to remain standing but may suffer damage requiring closure and replacement. These project design measures would reduce the exposure of people and structures to harm from strong ground-shaking hazards. Therefore, impacts were determined to be less than significant.

Seismic-Related Ground Failure

Based on the potential for strong ground shaking, combined with a groundwater depth of less than 50 feet in parts of the General Plan 2050 plan area, much of the city is susceptible to liquefaction. All potential future structures in Moorpark would be constructed in accordance with current seismic design standards of the CBC. These design measures would reduce the potential exposure of people and structures to the hazards from liquefaction and seismic settlement. Impacts were determined to be less than significant.

Landslides

Marginally stable slopes (including existing landslides) may be subject to landslides caused by earthquakes. The landslide hazard depends on many factors, including existing slope stability, shaking potential, and presence of existing landslides. Landslides, debris flows, or any movement of earth or rock are most common in areas of high topographic relief, such as steep canyon walls or steep hillsides. There are existing landslides in Moorpark as well as areas where earthquake-induced landslides are a potential hazard. The MMC Chapter 17.38, Hillside Management, describes special requirements for all grading and construction in hillside areas to prevent landslides. Impacts from slope instability were determined to be less than significant.

SOIL EROSION

Soils in the city are particularly prone to erosion during the grading phase of development, especially during heavy rains. However, adherence to the CBC; the MMC's provisions for grading, drainage, and erosion control; and applicable NPDES permits would ensure proper site design and construction practices. Future development would also be required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). These requirements would minimize soil erosion and loss of topsoil. Impacts were determined to be less than significant.

Subsidence

Minor subsidence has been historically documented in Moorpark and is considered a potential hazard. Historically, subsidence in Moorpark does not show a pattern of widespread irreversible permanent lowering of the ground surface. The probability of subsidence impacts is generally low in Moorpark due to the lack of prominent geologic structures. The groundwater recharge programs in the Fox Canyon Groundwater Management Agency's existing Groundwater Sustainability Plan for the Las Posas Valley Basin continue to prevent long-term groundwater overdraft conditions. Therefore, impact of subsidence was determined to be less than significant.

Expansive Soils

There is a potential for expansive soils in the southeastern parts of the city in the Las Posas Hills, where there are instances of Cibo, Cropley, and Diablo clays. The presence of expansive soils represents a hazard to structures and people. The CBC has been adopted by the City and requires that structures be designed to mitigate expansive soils. Methods that could be used to reduce the impact of expansive soils include drainage-control devices to limit water infiltration near foundations, over-excavation and recompaction of engineered fill method, or support of the foundation with piles. These project design measures or a combination of them were determined to reduce the impact of expansive soils to less than significant.

Liquefaction and Lateral Spreading

Much of Moorpark is within an area susceptible to liquefaction. All structures constructed in Moorpark would be designed in accordance with current seismic design standards, as found in the CBC. Design measures would be implemented according to the most recent CBC, which would reduce the impact of liquefaction and seismic settlement, including, but not limited to, ground improvement techniques such as in-situ densification, load transfer to underlying non-liquefiable bearing layers, and over-excavation and recompaction with engineered fill method. These design measures would reduce the potential exposure of people and structures to the hazard from liquefaction and seismic settlement such that there would not be a significant impact. In addition, based on the lack of a free face (i.e., cliffside escarpment), impacts from ground lurching or lateral spreading were determined to be less than significant.

Settlement and Collapse

Settlement and collapse are likely to exist in areas with alluvial soils. Areas of large settlement can damage, or in extreme cases, destroy, structures. The presence of compressible soils in Moorpark represents a hazard to structures and people. The CBC has been adopted by the City and requires that structures be designed to mitigate compressible soils. Methods that could be used to reduce the impact of compressible soils include in-situ densification, transferring the load to underlying non-compressible layers with piles, and over-excavation of compressible soil

and recompaction with engineered fill. These design measures or a combination of them were determined to reduce the impact of compressible soils to less than significant.

SEPTIC TANKS OR ALTERNATIVE WASTEWATER SYSTEM

Wastewater from Moorpark is treated at wastewater treatment facilities owned and operated by the Ventura County Waterworks District No. 1. Use of septic tanks would be limited to existing septic tanks, and new septic tanks would be constricted to areas not in practical proximity to existing sewer mains, dependent on approval by the Los Angeles RWQCB on a case-by-case basis. The Certified EIR determined that State regulations would ensure that the potential impacts from soil conditions would reduce impacts to less than significant.

PALEONTOLOGICAL RESOURCES

Fossil localities have been found in the vicinity of Moorpark. Paleontological resources are recognized as nonrenewable and therefore receive protection under the California Public Resources Code and CEQA. The General Plan Conservation Element includes policies that would reduce impacts on paleontological resources. However, long-term implementation of the General Plan Land Use plan could allow development (e.g., infill development, redevelopment, and revitalization/restoration), including grading, of known and unknown sensitive areas. Grading and construction activities of undeveloped areas or redevelopment that requires more intensive soil excavation than in the past could potentially disturb paleontological resources. Therefore, future development that would be accommodated by the General Plan 2050 could potentially unearth previously unrecorded resources, and impacts are potentially significant. Mitigation Measures GEO-1 through GEO-4 prescribe requirements for monitoring based on the sensitivity of sites for paleontological resources. With adherence to Mitigation Measures GEO-1 through GEO-4, impacts would be less than significant.

3.7.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	**Level of Impact in Certified EIR**	**Proposed Project Meets the Conditions for an Addendum** *CEQA Guidelines Section 15164?*
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:		

Environmental Issues	Level of Impact in Certified EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164?*
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	LTS	**Yes**
ii) Strong seismic ground shaking?	LTS	**Yes**
iii) Seismic-related ground failure, including liquefaction?	LTS	**Yes**
iv) Landslides?	LTS	**Yes**
b) Result in substantial soil erosion or the loss of topsoil?	LTS	**Yes**
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?	LTS	**Yes**
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?	LTS	**Yes**
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	LTS	**Yes**
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	LTS/M	**Yes**

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable; N/A = topic not analyzed in Certified EIR

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

According to the California Geological Survey (CGS) Fault Activity Map of California, portions of the city fall within the Simi-Santa Rosa Fault, an Alquist-Priolo Zone Fault (DOC

2026b). However, compliance with the MMC Title 15, Chapter 15.08, which incorporates and adopts the CBC, would reduce impacts to less than significant.

The proposed project facilitates infill development, redevelopment, and public improvements within the already urbanized downtown Moorpark area, consistent with the General Plan 2050. The proposed project does not increase overall development beyond what was analyzed in the Certified EIR and does not introduce new development into previously undeveloped fault hazard areas.

Future development under the proposed project would be required to comply with MMC Title 15 and the CBC, including fault investigations and setbacks where applicable. Therefore, impacts related to fault rupture would remain consistent with the Certified EIR. No new impacts would occur, and no changes or new information would require preparation of a subsequent or supplemental EIR.

ii) Strong seismic ground shaking?

According to the CGS, a Quaternary fault traverses through the City of Moorpark, making it likely to experience seismic hazards, including strong seismic ground shaking (DOC 2026c). Compliance with established standards would reduce the risk of structural collapse or other shaking-related hazards to a less-than-significant level.

The proposed project is a specific plan, and no physical construction is proposed as part of the project. The proposed project would allow for redevelopment and intensification within an existing urban environment and does not alter regional seismic conditions or introduce new populations beyond the previously analyzed buildout. All structures developed under the specific plan would be required to comply with current CBC seismic design standards.

Therefore, as with the approved project, a less-than-significant impact would occur under the proposed project. No new significant impacts or impacts of greater severity than those identified in the 2023 Certified EIR would occur. No changes or new information would require preparation of a supplemental or subsequent EIR

iii) Seismic-related ground failure, including liquefaction?

The CGS identifies portions of the city that are susceptible to liquefaction, including the plan area (DOC 2026d). However, compliance with CBC design standards would reduce impacts to less than significant.

The proposed project is a specific plan, and no physical construction is proposed as part of the project. The proposed project would allow for infill and redevelopment in downtown Moorpark, where prior development and soil disturbance have already occurred. The

project does not expand development into new areas with higher liquefaction risk than those previously evaluated.

All future development would require site-specific geotechnical investigations and compliance with CBC standards to address liquefaction hazards.

Therefore, like the approved project, a less-than-significant impact would occur. Accordingly, no new significant impacts or impacts of greater severity than those identified in the 2023 Certified EIR would occur. No changes or new information would require preparation of a supplemental or subsequent EIR.

iv) Landslides?

The Certified EIR identified that certain areas of the city may be susceptible to earthquake-induced landslides. However, compliance with regulations under the MMC Chapter 17.38, Hillside Management, would reduce impacts to less than significant.

The plan area is generally characterized by flat, urbanized terrain, and the DTSP focuses on redevelopment rather than development on hillsides or undeveloped slope areas. While some mapped earthquake-induced landslide zones may be nearby, the proposed project does not introduce new development into steep or highly unstable slopes beyond what was previously analyzed.

Compliance with established standards would reduce the risk of landslide hazards to a less-than-significant level. Therefore, like the approved project, a less-than-significant impact would occur. Accordingly, no new significant impacts or impacts of greater severity than those identified in the 2023 Certified EIR would occur. No changes or new information would require preparation of a supplemental or subsequent EIR.

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

Downtown Moorpark is on mostly flat terrain, which decreases the project's potential to accelerate erosion. Compliance with the CBC, the MMC provisions (grading, drainage, and erosion control), applicable NPDES permits, and preparation of SWPPPs would reduce impacts to less than significant.

The proposed project consists of a largely built-out, urbanized environment with existing buildings, paved surfaces, and infrastructure, where most surfaces are already disturbed or paved. Future development under the proposed project would primarily involve infill development, redevelopment, and site improvements rather than large-scale grading of undeveloped land.

All construction activities would be subject to compliance with the CBC, City grading and drainage requirements, and applicable stormwater regulations, including NPDES permit requirements and preparation of SWPPPs. Through compliance with these standards and regulations, potential soil erosion and loss of topsoil would be effectively minimized. Therefore, impacts to erosion and topsoil loss would remain less than significant, consistent with the 2023 Certified EIR, and no changes or new information would require preparation of a supplemental or subsequent EIR.

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

The Certified EIR identified that portions of Moorpark, including parts of the proposed plan area, are susceptible to liquefaction. In addition, the presence of alluvial and potentially compressible soils creates a potential risk for settlement and soil-related structural instability. However, all future development and redevelopment in the DTSP would be required to comply with the current CBC and applicable municipal regulations, including mandatory geotechnical investigations and site-specific engineering design. These measures would effectively reduce risks associated with liquefaction, seismic settlement, subsidence, and soil collapse, reducing impacts to less than significant.

The proposed project is a specific plan, and no physical construction is proposed as part of the project. The proposed project would allow for redevelopment and land use intensification within downtown Moorpark and does not expand development into previously unstudied or more hazardous geologic areas. While site-specific soil conditions may vary, all future projects would be required to comply with the CBC and municipal regulations. Therefore, impacts would be less than significant and consistent with those identified in the 2023 Certified EIR, and no changes or new information would require preparation of a supplemental or subsequent EIR.

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?

The Certified EIR concluded that expansive soils could be present but would not result in significant impacts with compliance with building standards. The plan area does not contain known concentrations of expansive clay soils that pose elevated risk compared to other parts of the city. The site is already urbanized with existing development and infrastructure.

New construction or redevelopment in the plan area would be subject to geotechnical investigation requirements and compliance with the CBC, which mandates design measures to address expansive soils where present. Through mandatory regulatory compliance and site-specific engineering, potential risks associated with expansive soils would be mitigated. Therefore, impacts would be less than significant and consistent with those identified in the

2023 Certified EIR, and no changes or new information would require preparation of a supplemental or subsequent EIR.

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

Downtown Moorpark is fully served by existing municipal sewer infrastructure and wastewater treatment facilities operated by Ventura County Waterworks District No. 1. The proposed project is a specific plan, and no physical construction is proposed as part of the project. The proposed project would allow for infill and redevelopment within a largely built out downtown area in the City of Moorpark with existing infrastructure. Any projects under the plan area needing water infrastructure would connect to the City's wastewater system. No impacts related to septic systems would occur. No new significant impacts and no substantial increase in the severity of any previously identified significant impact in the 2023 Certified EIR. No impact would occur, and preparation of a supplemental or subsequent EIR is not required by CEQA.

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

The proposed project is in an urbanized area with long-standing development, prior grading, and repeated ground disturbance associated with infrastructure, buildings, and utilities. This substantially reduces the likelihood of intact paleontological resources being present near the surface. The proposed project is a specific plan, and no physical construction is proposed as part of the project. Since the specific plan area is fully built out and in previously disturbed areas, most shallow subsurface materials have likely already been altered. However, as with other parts of the city, there remains a low but existing potential for previously unrecorded subsurface paleontological resources to be encountered during deeper excavation activities associated with future development.

Mitigation Measures GEO-1 through GEO-4, including paleontological monitoring and discovery protocols, would continue to apply to redevelopment and infill activities in the plan area. With implementation of these measures, any potential impacts to paleontological resources would be reduced to less than significant. Accordingly, no new significant impacts or impacts of greater severity than those previously identified would occur, and no changes or new information would require preparation of a supplemental or subsequent EIR.

3.7.3 Adopted Mitigation Measures Applicable to the Proposed Project

The following mitigation measures were taken directly from the 2023 Certified EIR and would be incorporated as part of the proposed project. Any modifications to these mitigation measures are shown in ~~strikethrough~~ for deleted text and underline for new, inserted text.

GEO-1 **Paleontological Resources Monitoring and Mitigation.** In areas designated "high" or "low" sensitivity for paleontological resources, the project applicant shall be required to submit a Paleontological Resources Monitoring and Mitigation Plan (PRMMP). The PRMMP shall be prepared by a Qualified Paleontologist meeting the standards of Society of Vertebrate Paleontology (2010). The plan shall address specifics of monitoring and mitigation based on the project area and project's construction plan, and shall take into account updated geologic mapping, geotechnical data, updated paleontological records searches, and changes to the regulatory framework at the time of analysis. The PRMMP shall be submitted to the City of Moorpark prior to approval of a grading permit.

GEO-2 **High Sensitivity.** Projects involving ground disturbances in previously undisturbed areas mapped as having "high" paleontological sensitivity shall be monitored by a qualified paleontological monitor on a full-time basis. Monitoring shall include inspection of exposed sedimentary units during active excavations within sensitive geologic sediments. The monitor shall have authority to temporarily divert activity away from exposed fossils to evaluate the significance of the find and, if the fossils are determined to be significant, professionally and efficiently recover the fossil specimens and collect associated data. The paleontological monitor shall use field data forms to record pertinent location and geologic data, measure stratigraphic sections (if applicable), and collect appropriate sediment samples from any fossil localities.

GEO-3 **Low Sensitivity.** Projects involving ground disturbance in previously undisturbed areas mapped with "low" paleontological sensitivity shall require monitoring if construction activity exceeds the depth of the low sensitivity surficial sediments. The underlying sediments may have high sensitivity; therefore, work in those units shall require paleontological monitoring, as designated by the qualified paleontologist in the Paleontological Resources Monitoring and Mitigation Plan.

GEO-4 **All Projects.** In the event of any fossil discovery, regardless of depth or geologic formation, construction work shall halt within a 50-foot radius of the find until its significance can be determined by a qualified paleontologist. Significant fossils shall be recovered, prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation facility in accordance with the standards of the Society of Vertebrate Paleontology (2010). A regional repository shall be identified by the City Council and a curatorial arrangement shall be signed prior to collection of the fossils.

3.8 GREENHOUSE GAS EMISSIONS

3.8.1 Summary of Impacts Identified for the Approved Project

GHG EMISSIONS IMPACT

Implementation of the General Plan 2050 would contribute to global climate change through direct and indirect emissions of greenhouse gas (GHG) emissions from land uses within the city. A general plan does not directly result in development without subsequent approvals of development projects. Before any development can occur in the city, it must be analyzed for consistency with the general plan, zoning requirements, and other applicable local and State requirements; comply with the requirements of CEQA; and obtain all necessary clearances and permits. It is anticipated that policies proposed under the General Plan 2050 would reduce energy-sector emissions through increasing energy efficiency, energy conservation, and use of renewable energy. Implementation of these policies and other proposed policies of the General Plan would contribute to minimizing GHG emissions associated with the city to the extent feasible. GHG emissions are projected to increase 20 percent more than the CEQA baseline and would not result in the 85 percent reduction from existing conditions necessary to ensure the City is on a trajectory to achieve the long-term reductions goals AB 1279 and substantial progress toward the State's carbon neutrality goals for year 2045. Although the General Plan includes a new Conservation Element policy (COS-8.2) that requires that the City cooperate with regional partners to develop and implement a Climate Action Plan and implementation measures to support this goal, it is uncertain whether these policies would, in effect, lower the City's GHG emissions to a less-than-significant level. Therefore, GHG emissions associated with the proposed project were determined to be significant and unavoidable.

CONSISTENCY WITH PLAN, POLICY, OR REGULATION REDUCING GHG EMISSIONS

Development projects accommodated under the General Plan are required to adhere to the programs and regulations identified by the Scoping Plan and implemented by State, regional,

and local agencies to achieve the statewide GHG reduction goals of AB 32. The General Plan would be consistent with the CARB Scoping Plan and the Southern California Association of Governments' (SCAG's) Connect SoCal. The Certified EIR determined that impacts would be less than significant.

3.8.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Level of Impact in Certified EIR	**Proposed Project Meets the Conditions for an Addendum** *CEQA Guidelines Section 15164?*
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	SU	**Yes**
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	LTS	**Yes**

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable; N/A = topic not analyzed in Certified EIR

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

The Certified EIR determined that implementation of the General Plan 2050 would generate GHG emissions from construction and operation of future development. While General Plan 2050 policies promoting energy efficiency, conservation, and renewable energy would reduce emissions, GHG impacts were determined to be significant and unavoidable, as emissions would exceed thresholds and would not achieve the reductions necessary to meet State targets under AB 1279.

The proposed project is a Specific Plan intended to implement the Moorpark General Plan 2050 within the downtown area through infill development, redevelopment, public improvements, and land use refinements. The proposed project does not increase overall development capacity or population growth beyond what was analyzed in the Certified EIR but instead redistributes and refines development within an already urbanized area. Because the proposed project does not result in additional buildout beyond the approved project, total GHG emissions would be similar to that identified in the 2023 Certified EIR.

New development associated with the proposed project would be subject to the strategies identified in the Moorpark Climate Action Plan. Thus, no impacts would occur, and no changes or new information would require the preparation of a supplemental or subsequent EIR.

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

The Certified EIR determined that development under the General Plan 2050 would be consistent with applicable plans, policies, and regulations adopted for the purpose of reducing GHG emissions, including the CARB Scoping Plan and the SCAG Connect SoCal regional transportation plan. Therefore, impacts related to consistency with GHG reduction plans were determined to be less than significant.

As described in the project description, the proposed project implements the General Plan 2050 through infill development, redevelopment, and urban design improvements without increasing the level of development beyond what was previously analyzed. The proposed project does not introduce land use changes or development patterns that would conflict with State, regional, or local strategies for reducing GHG emissions.

In addition, the Specific Plan supports General Plan goals and policies that promote sustainability, including energy-efficient development, reduced vehicle dependence through mixed-use and transit-oriented development, and coordination with regional climate planning efforts. Future development would continue to be subject to State regulations, including implementation of measures identified in the CARB Scoping Plan, and would be required to comply with any adopted Climate Action Plan for the City.

Because the proposed project remains consistent with the growth assumptions and policy framework evaluated in the Certified EIR, it would not conflict with applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions. Therefore, impacts would remain less than significant, and no changes or new information would require preparation of a supplemental or subsequent EIR.

3.8.3 Adopted Mitigation Measures Applicable to the Proposed Project

Implementation of the Moorpark General Plan 2050 Conservation Element Policy COS-8.2 would ensure that the City cooperates with regional partners to develop and implement a Climate Action Plan to achieve the GHG reduction goals of SB 32 and chart a trajectory to achieve the long-term GHG reduction goal set by AB 1279 and substantial progress toward the State's carbon neutrality goals for year 2045.

3.9 HAZARDS AND HAZARDOUS MATERIALS

3.9.1 Summary of Impacts Identified for the Approved Project

TRANSPORTATION, USE, AND/OR DISPOSAL OF HAZARDOUS MATERIALS

Implementation of the General Plan 2050 would facilitate potential new development of residential, mixed-use, commercial, industrial, agricultural, and recreational uses in Moorpark. Hazardous materials would be routinely used, transported, and handled throughout the city. In general, these potentially hazardous materials would not be used in sufficient quantities to pose a significant hazard to public health and safety or to the environment.

Companies in the industrial or commercial land use areas of the General Plan could use, store, or generate hazardous materials for research, manufacturing, cleaning, or other commercial uses, and the General Plan 2050 would include agricultural uses in Moorpark that may also use or transport hazardous materials such as pesticides. These commercial, industrial, and agricultural activities are subject to a variety of federal, State, and local laws, policies, and regulations. Hazardous materials to be transported must remain in compliance with U.S. Department of Transportation regulations.

Construction in accordance with the General Plan would involve demolition, grading, and construction of new buildings. Potentially hazardous materials used during construction include substances such as paints, sealants, solvents, adhesives, cleaners, and diesel fuel. There is potential for these materials to spill or to create hazardous conditions. However, the materials used would not be in such quantities or stored in such a manner as to pose a significant safety hazard. These activities would also be short term or one time in nature. Project construction workers would be trained in safe handling and hazardous materials use.

Operation of projects developed pursuant to the General Plan would involve hazardous materials used in industrial and commercial land uses as well as hazardous materials used for cleaning and maintenance purposes in almost all developed land uses: cleaners, solvents, paints, pesticides, and fertilizers. The amounts of hazardous materials used would vary by land use type: amounts would be small for residential, school, institutional, and many office uses. Amounts would be larger for industrial uses; businesses selling hazardous materials, such as gasoline stations; and service businesses using hazardous materials in their operations, such as construction contractors, painters, cleaners, and printers.

Additionally, the General Plan buildout is expected to result in some increase in the number of hazardous waste generators. Hazardous wastes would be stored, transported, and disposed of in conformance with existing regulations of the Environmental Protection Agency (EPA), U.S.

Department of Transportation, CalRecycle, and other agencies. The Certified EIR determined that compliance with these regulations would reduce impacts to less-than-significant levels.

Any future development involving the use, storage, transport, or disposal of hazardous materials would be subject to applicable federal, State, regional, and local regulations. In addition, the General Plan Land Use Element and Safety Element contain policies that require local planning and development decisions to require best practices for the handling of hazardous materials as part of development. Compliance with these regulations and policies would further minimize exposure to hazardous materials from routine transport, use, or disposal in Moorpark and ensure that new development would not create a significant hazard to the public or environment through routine transport, use, or handling of hazardous materials. Accordingly, the Certified EIR determined that impacts would be less than significant.

HAZARDOUS MATERIALS SITE

A total of 86 hazardous materials sites were listed in Moorpark, 7 of which are considered active sites. The remaining 79 sites are listed as "completed—case closed," indicating that they have been investigated and/or remediated to the satisfaction of the lead responsible agency (i.e., RWQCB, Department of Toxic Substances Control, Ventura County Resource Management Agency, Environmental Health Division) based on land use at the time of closure or, in the case of the waste discharge requirement facilities, the remaining sites were considered "historical," "never active," or "draft," indicating that the permits are either closed or not utilized to date.

Though compliance with applicable federal, State, and local laws and regulations regarding cleanup and reuse of a listed hazardous materials site and the General Plan policies listed under the Certified EIR determined impacts were significant and unavoidable.

Existing Hazardous Materials Sites

One open hazardous materials site listed is a cleanup site case that is currently eligible for closure. No open leaking underground storage tank (LUST) cases are in the City of Moorpark. Any development, redevelopment, or reuse on or adjacent to any of the hazardous materials sites would require an environmental site assessment by a qualified environmental professional to ensure that the relevant projects would not disturb hazardous materials on any of the hazardous materials sites or plumes of hazardous materials diffusing from one of the hazardous materials sites. Proposed development, redevelopment, or reuse of the hazardous materials sites could potentially create a substantial hazard to the public or the environment.

Existing Asbestos-Containing Materials and Lead-Based Paint

Many buildings in Moorpark predate 1978 and thus may contain asbestos-containing material (ACM) and lead-based paint (LBP). Demolition and removal of existing buildings could pose hazards to people and the environment through disturbance and/or release of ACM and LBP.

Several regulations and guidelines pertain to abatement of and protection from exposure to ACM and LBP. Strict adherence to these requirements would be required throughout the duration of project construction. The Certified EIR concluded that impacts were significant and unavoidable.

Release of Soil-Based Hazardous Materials During Construction

The General Plan would facilitate new development and redevelopment of residential, mixed-use, commercial, parks, and recreational open spaces in the city. Some of the potential future development could occur on properties that are in existing hazardous material sites, which could result in the release of potentially hazardous soil-based materials into the environment during site grading and excavation operations. Further, demolition of existing structures could potentially result in the release of hazardous building materials (e.g., asbestos, LBP) into the environment.

However, because hazardous materials sites exist in Moorpark, it is possible that future development on a designated hazardous materials site could result in the direct contact, inhalation, or ingestion of hazardous materials that could potentially cause adverse health impacts to construction workers, future site inhabitants, and nearby sensitive receptors. The Certified EIR concluded that impacts were significant and unavoidable.

AIRPORT INFLUENCE AREA

Moorpark is not in an Airport Influence Area that limits land use and building height to prevent hazards to users of the site and to air navigation. Development would not interfere with any airport land use plan or otherwise create an airport-related safety hazard to people residing or working in Moorpark; therefore, no impact would occur.

EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN

The Ventura County Sheriff's Department Office of Emergency Services is responsible for coordinating agency response to disasters or other large-scale emergencies in Moorpark with assistance from the Ventura County Fire Department. The Moorpark Emergency Operations Plan (EOP) establishes policy direction for emergency planning, mitigation, response, and recovery activities in the city. The Moorpark EOP addresses interagency coordination, procedures to maintain communications with county and State emergency response teams, and methods to assess the extent of damage and management of volunteers.

Compliance with applicable federal, State, and local laws and regulations regarding emergency response or emergency evacuation would ensure that potential future development under the General Plan 2050 would not interfere with an adopted emergency response plan or emergency evacuation plan. In addition, the proposed Safety Element contains policies that require local planning and development decisions to require appropriate firefighting infrastructure as part of

development, including access for emergency vehicles and minimum water pressure for sustained fire suppression. The proposed Safety Element also contains policies to improve response times and increase the resiliency of critical-use structures within Moorpark. Compliance with applicable federal, State, and local laws and regulations regarding emergency response or emergency evacuation and with applicable General Plan policies would ensure future development under the General Plan 2050 would not interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

WILDLAND FIRES

High Fire Hazard Severity Zones and wildland-urban interface (WUI) are located throughout the city, including north of Poindexter Avenue and Princeton Avenue, east of and surrounding SR-23, and south and west of Tierra Rejada Road. A wildfire, combined with Santa Ana winds, could expose residents in the city to the uncontrolled spread of wildfire. Section 5.20.1.1 of the Certified EIR describes plans, policies, regulations, and procedures that help to reduce wildfire risks, which include the 2018 Strategic Fire Plan for California, 2021 California Wildfire and Forest Resilience Action Plan, Ventura County Multi-Jurisdictional Hazard Mitigation Plan (MHMP) Moorpark Annex, Ventura County Community Wildfire Protection Plan, California Fire Code, the Ventura County Fire Code, the Ventura County Fire Apparatus Access Code, and Moorpark EOP.

All potential future development in Moorpark would be required to comply with the California Building Standards Code; “very high” fire hazard severity zone Fire Safe Regulations; and MMC Hillside Management and grading requirements, which include standards to minimize the ignition and spread of wildfire due to slopes. The Ventura County MHMP and Community Wildfire Protection Plan contain several vegetation management, fuel reduction, and fuel break projects to reduce the uncontrolled spread of wildfire due to vegetation. All potential future development in wildfire-prone areas would also be required to comply with Government Code Section 51182, the California Fire Code, and the MMC.

Furthermore, the General Plan contains policies for existing and new projects that integrate with the MHMP, Ventura County Fire Department Strategic Fire Plan, and other State and regional regulations to reduce wildfire risks associated with vegetation. Adherence to the above building practices, fire safety regulations, and vegetation fuel management requirements would reduce the potential for exacerbating wildfire risks. However, due to the programmatic nature of the analysis, the unknown details and potential impacts of specific future potential development projects under the approved project, and the possibility of potential future development being in wildfire-prone areas, impacts were significant and unavoidable.

3.9.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Level of Impact in Certified EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164?*
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	LTS	**Yes**
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?	LTS	**Yes**
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	LTS	**Yes**
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?	LTS/M	**Yes**
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?	NI	**Yes**
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	LTS	**Yes**
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	SU	**Yes**

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable; N/A = topic not analyzed in Certified EIR

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

The proposed project would consist of development or redevelopment within an already urbanized and fully serviced area of the city. Routine transport, storage, use, and disposal of hazardous materials may be part of individual projects, but would continue to be regulated by applicable federal, State, and local regulations, including hazardous materials management laws, fire code requirements, and environmental health standards. Compared to the approved project, the proposed project would not increase the intensity of hazardous materials handling beyond levels already evaluated. Therefore, the proposed project would not create a significant hazard to the public or the environment, and impacts would remain less than significant. No changes or new information require preparation of a subsequent or supplemental EIR.

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

As discussed in Section 5.9.1 of the Certified EIR, construction activities would require small amounts of hazardous materials, which may include vehicle fuels, lubricants, grease, and transmission fluids as well as paints and coatings. The use, transportation, and disposal of hazardous materials would be in accordance with regulatory standards and manufacturers' specifications. Hazardous materials would be used in small quantities and properly stored so they do not pose health and safety hazards. Residential land uses could use common cleaning products, building maintenance products, paints and solvents, and fertilizers and pesticides in landscaping and yard care, along with similar items. Compliance with applicable federal and State laws and regulations governing the use, storage, transport, and disposal of hazardous materials would reduce impacts. Therefore, the proposed project would not create a significant hazard to the public or environment, and impacts would be less than significant. Accordingly, no new significant impacts or impacts of greater severity than those identified in the 2023 Certified EIR would occur. No changes or new information would require preparation of a supplemental or subsequent EIR.

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

Land uses under the proposed project would consist of urban-serving residential, commercial, office, institutional, and mixed-use development and would not include facilities that emit hazardous emissions or involve the handling of hazardous materials at levels that pose a risk to nearby sensitive receptors. Although hazardous materials still exist in Moorpark, any future development on a known or suspected hazardous materials site would be subject to existing environmental health, hazardous materials, and land use compatibility regulations. Compared to the approved project, the proposed project does not introduce new hazardous land use categories or intensify hazardous materials operations in proximity to schools. As such, the project would not result in hazardous emissions or handling of hazardous materials that would

pose a risk within one-quarter mile of an existing or proposed school. Impacts would remain less than significant, and no new environmental review is required.

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?

The Certified EIR identified that certain sites within the City of Moorpark are included on lists of hazardous materials. Development on such sites has the potential to expose the public or environment to hazardous materials if not properly remediated. However, compliance with applicable federal, State, and local regulations governing the investigation, cleanup, and reuse of contaminated sites, along with implementation of General Plan policies would reduce potential impacts to a less-than-significant level.

As described in Chapter 2, Project Description, the proposed project is a Specific Plan that involves infill development, redevelopment, and public improvements within the already urbanized downtown Moorpark area, including mixed-use development, higher-density residential uses, and transit-supportive uses. The proposed project does not increase the overall level of development beyond what was analyzed in the Certified EIR but may involve redevelopment of previously developed parcels, some of which could be located on or near sites identified on hazardous materials lists.

Future development under the proposed project would be required to comply with all applicable regulatory requirements, including site investigation, risk assessment, remediation, and oversight by appropriate agencies, consistent with State law and General Plan policies. Therefore, impacts would remain less than significant and consistent with the Certified EIR, and no new information or changed circumstances would require preparation of a subsequent or supplemental EIR.

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?

The proposed project is not in an Airport Influence Area, is not subject to an airport land use plan, and is not within the jurisdictional boundaries that regulate land use or building height for airport safety purposes. Therefore, as with the approved project, a less-than-significant impact would occur under the proposed project. Accordingly, no new significant impacts or impacts of greater severity than those identified in the 2023 Certified EIR would occur. No changes or new information would require preparation of a supplemental or subsequent EIR.

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

Development under the proposed project would remain subject to the Moorpark EOP, Ventura County emergency response coordination protocols, and applicable State and local emergency planning regulations. The proposed project may include development within an established urban street network that already supports emergency access and response times and evacuation routing. All future projects would be required to comply with building, fire, access, and infrastructure standards that ensure adequate emergency vehicle access and operational capacity. Compared to the approved project, the proposed project would not introduce development patterns that impair emergency response or evacuation planning. Accordingly, no new significant impacts or impacts of greater severity than those identified in the 2023 Certified EIR would occur. No changes or new information would require preparation of a supplemental or subsequent EIR.

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

A significant portion of the plan area is in a local responsibility area and very high fire hazard severity zone. The plan area is not located in a state responsibility area (SRA). The proposed project would consist primarily of infill and redevelopment within an urbanized setting and may induce new construction and population growth within the city. All structures, site design, and emergency access would be required to comply with the CBC, California Fire Code, California Health and Safety Code, and applicable provisions of the MMC, including fire protection facility requirements and Development Impact Fees. Fire safety measures would include compliance with fire-resistive construction standards, emergency access requirements, fire protection infrastructure, and vegetation management regulations. As further discussed in Section 3.15, *Public Services*, the project area would be adequately served by the Ventura County Fire Department, including Fire Stations 40 and 42, with established staffing, equipment, and emergency response capabilities. Therefore, the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, and impacts would be less than significant. Accordingly, no new significant impacts or impacts of greater severity than those identified in the 2023 Certified EIR would occur. No changes or new information would require preparation of a supplemental or subsequent EIR.

3.9.3 Adopted Mitigation Measures Applicable to the Proposed Project

The following mitigation measures were taken directly from the 2023 Certified EIR and would be incorporated as part of the proposed project. Any modifications to these mitigation measures are shown in ~~strikethrough~~ for deleted text and <u>underline</u> for new, inserted text.

HAZ-1 **Phase I Environmental Site Assessment.** Prior to discretionary approval by the City of Moorpark for development of projects subject to review under the

California Environmental Quality Act (CEQA) (i.e., nonexempt projects), project applicants shall prepare and submit a Phase I Environmental Site Assessment (ESA) evaluating potential project impacts associated with recognized environmental conditions to the City of Moorpark Community Development Department for review and approval prior to initiation of construction activities. The evaluation shall be prepared in conformance with American Society of Testing and Materials (ASTM) methodology for assessing impacts. If there are recognized environmental conditions, the City of Moorpark shall require feasible mitigation measures to remediate the site. Potential measures shall be incorporated as conditions of approval for a project and may include:

- Preparation of and mandatory adherence to a Soils Management Plan (SMP). The SMP would summarize soil and groundwater analytical data collected on the project site during past investigations; identify management options for excavated soil and/or groundwater if contaminated media are encountered during deep excavations; and identify monitoring wells, irrigation wells, or other wells requiring proper abandonment in compliance with local, State, and federal laws, policies, and regulations. The SMP shall include measures for identifying, testing, and managing soil and/or groundwater suspected of or known to contain hazardous materials. The SMP should:
    - Provide procedures for evaluating, handling, storing, testing, and disposing of soil and groundwater during project excavation and dewatering activities, respectively.
    - Describe required worker health and safety provisions for all workers potentially exposed to hazardous materials in accordance with State and federal worker safety regulations.
    - Designate personnel responsible for implementation of the SMP.
- Preparation of and mandatory adherence to the recommendations from a Soil Vapor Intrusion Assessment for sites with potential residual contamination in soil or groundwater that are planned for development with an overlying occupied building. A Soil Vapor Intrusion Assessment would indicate the potential for significant vapor intrusion into an occupied building. Project design for all projects with significant vapor intrusion shall include vapor controls or source removal, as appropriate, in accordance with regulatory agency requirements. Soil vapor mitigations or controls could include vapor barriers, passive venting, and/or active venting.

3.10 HYDROLOGY AND WATER QUALITY

3.10.1 Summary of Impacts Identified for the Approved Project

DISCHARGES FROM CONSTRUCTION SITES TO STORMWATER

Buildout under the General Plan 2050 would involve soil disturbance, construction, and operation of developed land uses that could generate pollutants affecting stormwater. Buildout would involve the construction of an additional 5,488 housing units and approximately 4.8 million square feet of nonresidential land uses compared to existing conditions. Clearing, grading, excavation, and construction activities associated with the General Plan 2050 would have the potential to impact water quality through soil erosion and by increasing the amount of silt and debris carried in runoff. Additionally, the use of construction materials, such as fuels, solvents, and paints, may present a risk to surface water quality. Finally, the refueling and parking of construction vehicles and other equipment on-site during construction may result in oil, grease, or related pollutant leaks and spills that may discharge into the storm drain system.

To minimize these potential impacts, proposed development must comply with the Construction General Permit Water Quality Order 2009-0009-DWQ (as amended by Order No. 2010-0014-DWQ and 2012-006-DWQ), which requires the preparation and implementation of a SWPPP. A SWPPP requires the incorporation of best management practices (BMPs) to control sediment, erosion, and hazardous materials contamination of runoff during construction and prevent contaminants from reaching receiving water bodies. The State Water Resources Control Board (SWRCB) mandates that projects that disturb one or more acres of land obtain coverage under the statewide Construction General Permit (CGP). The CGP also requires that prior to the start of construction activities, the project applicant must file Permit Registration Documents (PRDs) with the SWRCB, which include a notice of intent, risk assessment, site map, annual fee, signed certification statement, SWPPP, and postconstruction water balance calculations. The construction contractor is required to maintain a copy of the SWPPP at the site and implement all construction BMPs identified in the SWPPP. Prior to the issuance of a grading permit, the project applicant is required to provide proof of filing of the PRDs with the SWRCB, which includes preparation of a SWPPP. Submittal of the PRDs and implementation of the SWPPP throughout the construction phase of projects pursuant to the General Plan 2050 would address anticipated and expected pollutants of concern resulting from construction activities.

Additionally, any proposed development with dewatering activities would abide by the requirements of the SWRCB's General Waste Discharge Requirements for Discharges to Land with a Low Threat to Water Quality and the Los Angeles RWQCB–adopted Order No. R4-2018-0215, as applicable. Any future construction activities that could impact jurisdictional waters or wetlands would require a permit and/or a water quality certification pursuant to Sections 401 and 404 of the California Water Association. Any activities that construct, modify, or destroy

wells would comply with the requirements of Section 13751 of the California Water Code. Additionally, all construction activities would comply with the requirements of Chapters 8.52, 8.40, and 17.38 of the MMC. As a result, water quality impacts associated with construction activities would be less than significant.

DISCHARGES FROM DEVELOPED LAND USES (POSTCONSTRUCTION) TO STORMWATER AND EROSION

With the proposed land use changes, development resulting from the General Plan 2050 may have long-term impacts on the quality of stormwater and urban runoff, subsequently impacting downstream water quality. Developments can potentially create new sources for runoff contamination through changing land uses. As a consequence, proposed developments may have the potential to increase the postconstruction pollutant loadings of certain constituent pollutants associated with the proposed land uses and their associated features, such as landscaping and plaza areas.

To help prevent long-term impacts associated with land use changes and in accordance with the requirements of the MS4 Permit, the Technical Guidance Manual (TGM), and Chapter 8.52 of the MMC, designated new development and significant redevelopment projects must incorporate low-impact development (LID), site design, and source-control BMPs to address postconstruction stormwater runoff management. In addition, priority projects are required to implement site design/LID and source-control BMPs applicable to their specific priority project categories as well as implement treatment-control BMPs where necessary. Selection of LID and additional treatment-control BMPs is based on the pollutants of concern for the specific project sites within the plan area and the BMP's ability to effectively treat those pollutants in consideration of site conditions and constraints. Further, priority projects must develop a project-specific postconstruction stormwater management plan that describes the menu of BMPs chosen for the project and includes operation and maintenance requirements for all structural and any treatment-control BMPs.

Policies LU-3.6, LU-6.7, LU-8.5, LU-8.6, LU-16.9, and LU-19.5 of the Land Use Element and Policies CI-3.2, CI-8.2, CI-8.4, CI-8.5, CI-8.6, CI-9.1, CI-11.3, and CI-11.4 of the Circulation Element promote water pollution control; low-impact sustainable landscaping techniques; stormwater BMP inspection and maintenance; sustainable streetscapes; containment, harvest, and reuse of stormwater runoff; and multibenefit stormwater projects. Policies COS-1.9 through COS-1.15, COS-5.2, COS-5.3, and COS-7.4 of the Conservation Element further promote the conservation and protection of water quality through cooperative local and regional efforts, education, development requirements, and continued compliance with water quality regulations.

Therefore, with the implementation of State, regional, and local regulatory requirements, and proposed policies, development pursuant to the General Plan 2050 would not violate any water

quality standards or waste discharge requirements or result in a substantial erosion or siltation on- or off-site.

GROUNDWATER SUPPLIES

Ventura County Waterworks District (VCWD) No. 1 supplies water to Moorpark and extracts 20 percent of its total water supply from local groundwater. Implementation of the General Plan 2050 has the potential to increase water demand by 2,069 acre-feet per year (afy). However, the projected increase in water demand from proposed development at buildout is within the projected total water demand for 2045 in the 2020 Urban Water Management Plan (UWMP) for normal, dry year, and multiple dry year scenarios. Therefore, it is not anticipated that implementation of the General Plan 2050 would exceed projected long-term water supplies.

Additionally, the Las Posas Valley groundwater basin underlies Moorpark and is managed by the Fox Canyon Groundwater Management Agency (FCGMA). A groundwater sustainability plan (GSP) is in place to protect the groundwater by monitoring groundwater elevations and quality. Development projects would be required to infiltrate stormwater, where feasible, to recharge groundwater and meet water quality standards. To protect the groundwater basin, infiltration would not be allowed in areas with a history of contamination or within 100 feet of potable wells, nonpotable wells, drain fields, and springs. Furthermore, FCGMA oversees groundwater recharge and groundwater levels and has multiple mechanisms to prevent groundwater overdraft, as noted in the GSP. The GSP would be updated and resubmitted every five years.

Policy LU-8.6 of the proposed Land Use Element, Policy CI-8.4 of the proposed Circulation Element, and Policy COS-5.3 of the proposed Conservation Element promote the use of green infrastructure that increases stormwater infiltration into groundwater. Therefore, impacts on the sustainable management of groundwater were less than significant.

FLOOD FLOWS AND HAZARDS

Portions of the city are designated Zone X and Zone A. As applicable, developments would show Federal Emergency Management Agency (FEMA) flood zones on the site plan and building sites may be subject to a City floodplain development permit or flood zone clearance. All development projects would comply with the requirements of Chapter 15.24 of the MMC, which includes floodproofing requirements that apply to all areas of special flood hazards identified by FEMA within the jurisdiction of the City. No structures would be constructed, located, extended, converted, or altered without full compliance with the terms of this chapter, including the need for a development permit before any construction begins.

The dam inundation areas of the Las Llajas, Sinaloa Lake, Sycamore Canyon, and Wood Ranch dams extend into the city. Dams in California are monitored and inspected annually by the Division of Safety of Dams (DSOD). In addition, dam owners are required to maintain emergency

action plans (EAPs) that include procedures for damage assessment and emergency warnings. An EAP identifies potential emergency conditions at a dam and specifies preplanned actions to help minimize property damage and loss of life should those conditions occur. It also contains procedures and information that instruct dam owners to issue early warning and notification messages to downstream emergency management authorities. The Las Llajas, Sinaloa Lake, Sycamore Canyon, and Wood Ranch dams have been assessed by DSOD to have no existing or potential dam safety deficiencies. Therefore, impacts due to inundation are less than significant.

The Bard Reservoir and Sinaloa Lake could generate seiches as the result of an earthquake or other disturbance, but the flooding impact would be less than for the dam inundation zones. Also, the city is about 14 miles inland from the Pacific Ocean; therefore, the chances of a tsunami impacting the plan area are negligible.

The City and County regularly maintain and improve storm drain and flood control infrastructure based on priority, and new developments would comply with all pertinent flood-control regulation. Furthermore, the following policies would reduce flooding impacts: Land Use Element Policies LU-7.4 and LU-7.5; Circulation Element Policy CI-8.3; Open Space, Parks, and Recreation Element Policies OSPR-1.9 and OSPR-6.1; and Safety Element Policies SE-1.14 and SE-3.1 through SE-3.9. Therefore, impacts from floods, dam inundation, tsunamis, or seiches would be less than significant.

WATER QUALITY CONTROL PLAN OR SUSTAINABLE GROUNDWATER MANAGEMENT PLAN

New development and redevelopment pursuant to the General Plan 2050 would implement the requirements of the CGP, the MS4 Permit, the TGM, and Chapter 8.52 of the MMC. Furthermore, industrial development and redevelopment would abide by the General Industrial Permit, and well installation or decommissioning would be conducted in accordance with Section 13751 of the Water Code.

Adherence to these regulatory requirements would ensure that surface and groundwater quality are not adversely impacted during construction and operation of proposed development. As a result, site development would not obstruct or conflict with the implementation of the Basin Plan. Additionally, the FCGMA manages withdrawals from the Las Posas Valley Basin to ensure withdrawals do not exceed the safe yield for the basin. Increased demand due to development pursuant to the General Plan 2050 would not adversely impact the sustainable management of the basin. Therefore, the proposed project would not obstruct or conflict with the GSP, and impacts would be less than significant.

3.10.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Level of Impact in Certified EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164?*
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	LTS	**Yes**
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	LTS	**Yes**
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;	LTS	**Yes**
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	LTS	**Yes**
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	LTS	**Yes**
iv) impede or redirect flood flows?	LTS	**Yes**
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	LTS	**Yes**
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	NI	**Yes**

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable; N/A = topic not analyzed in Certified EIR

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

The Certified EIR identified that the development associated with the General Plan 2050 would increase surface water flows into drainage systems within the watershed. All future construction activities would be subject to compliance with the Statewide CGP, including preparation and implementation of a SWPPP, incorporation of BMPs, and filing of PRDs with the SWRCB.

Postconstruction development would be required to comply with the MS4 Permit, the TGM, and Chapter 8.52 of the MMC, including implementation of LID, site design, and source control BMPs and, where applicable, treatment control BMPs through project-specific stormwater management plans. Development under the proposed project is required to comply with applicable federal, State, regional, and local regulatory requirements, which would ensure that the proposed project would not violate water quality standards or waste discharge requirements. Thus, no impacts would occur, and no changes or new information would require the preparation of a supplemental or subsequent EIR.

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

The 2023 Certified EIR determined that buildout of the General Plan 2050 would not substantially deplete groundwater supplies or interfere with groundwater recharge, as projected water demand would remain within the supply assumptions of the 2020 UWMP and groundwater basin management under the GSP.

The proposed project implements the City of Moorpark General Plan 2050 within the already urbanized downtown area. The project involves infill development, redevelopment, and public improvements within an existing developed area and does not increase overall citywide development capacity or population beyond what was analyzed in the Certified EIR. Therefore, the proposed project would not generate additional groundwater demand beyond what was previously evaluated.

As with the approved project, future development under the proposed project would be required to comply with applicable regulations and City policies promoting groundwater recharge and sustainable water management, including implementation of LID features and stormwater infiltration where feasible. Impacts would remain less than significant and consistent with the General Plan EIR. No new information or changed conditions require preparation of a supplemental or subsequent EIR.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in a substantial erosion or siltation on- or off-site?

The Moorpark DTSP area is fully urbanized and does not contain natural drainage channels, streams, or rivers. No alteration of stream courses or natural drainage systems would occur. Construction and redevelopment activities would be subject to CGP requirements, SWPPP implementation, erosion-control BMPs, and MMC requirements for stormwater management.

Post-development drainage would be regulated through City requirements that limit discharge to predevelopment levels for storm events between the 10-year and 100-year storms and require on-site detention or downstream improvements where necessary. LID features and landscaping requirements would further reduce peak flows and erosive velocities.

Therefore, the proposed project would not result in substantial erosion or siltation on- or off-site. Impacts would remain less than significant and no new impacts beyond those analyzed in the General Plan EIR would occur.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

The Certified EIR concluded that development under the General Plan 2050 would not substantially increase runoff in a manner that would result in flooding, due to compliance with stormwater regulations, implementation of BMPs, and adherence to City drainage requirements.

The proposed project is an already developed and urbanized area characterized by existing buildings, paved surfaces, and established storm drain infrastructure. The project would primarily accommodate infill development, redevelopment, and streetscape/public improvements rather than large-scale conversion of pervious undeveloped land. Stormwater runoff in the planning area is currently conveyed through the City's existing municipal storm drain system, which ultimately discharges to regional drainage facilities. The proposed project would not alter regional drainage patterns, redirect flows to new receiving waters, or introduce new large-scale impervious surfaces beyond what was anticipated under the approved project.

Consistent with the approved project, all future development would be required to comply with the MS4 Permit, the City's TGM, and MMC Chapter 8.52. Additionally, the City requires project-specific drainage studies and may require on-site or downstream improvements where capacity constraints are identified.

Given the urbanized context of the Specific Plan area, the reliance on existing infrastructure, and the regulatory requirements that control runoff, the proposed project would not substantially increase surface runoff in a manner that would cause flooding on- or off-site. Impacts would remain less than significant and consistent with the Certified EIR. No new information or changed conditions require preparation of a supplemental or subsequent EIR.

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?

The plan area is built out with buildings, hardscape, and public infrastructure. The stormwater from the proposed project would be conveyed to existing stormwater drains or to the storm drain system along roadways and to existing storm drain channels. Thus, the amount of stormwater runoff reaching the City's storm drain system would be similar to existing conditions. The proposed project would not substantially increase the rate or amount of surface runoff in a manner that would cause flooding on- or off-site. The proposed project would not involve the alteration of any natural drainage or watercourse. Post-development runoff from development associated with the proposed project would not exceed the capacity of existing or planned stormwater drainage systems or substantially alter the existing drainage pattern of the plan area or area in a manner that would result in flooding on- or off-site. Therefore, impacts would be less than significant. Accordingly, no new significant impacts or impacts of greater severity than those identified in the 2023 Certified EIR would occur. No changes or new information would require preparation of a supplemental or subsequent EIR.

iv) Impede or redirect flood flows?

The plan area is not in a FEMA 100-year flood hazard zone (FEMA 2026a). The plan area is within Zone X, defined as an area within a 500-year flood hazard zone, an area with a 0.2 percent annual chance of flood hazard, or areas with a 1 percent annual chance of flood with an average depth of less than one foot (FEMA 2026b).

Additionally, portions of the plan area, specifically to the east, are within the inundation zone of the Las Llajas, Sinaloa Lake, Sycamore Canyon, and Wood Ranch dams (CDWR 2026). Dams in California are monitored and inspected annually by the California DSOD. In addition, dam owners are required to maintain EAPs that include procedures for damage assessment and emergency warnings. An EAP identifies potential emergency conditions at a dam and specifies preplanned actions to help minimize property damage and loss of life should those conditions occur. EAPs contain procedures and information that instruct dam owners to issue early warning and notification messages to downstream emergency management authorities. Additionally, the State of California Dam Safety Act requires dam

owners to submit inundation maps for dams whose total failure would cause loss of life or personal injury. The Las Llajas, Sinaloa Lake, Sycamore Canyon, and Wood Ranch dams have been assessed by DSOD to have no existing or potential dam safety deficiencies.

The proposed project involves infill development and redevelopment within an existing urbanized area and does not substantially increase the rate or amount of surface runoff in a manner that would cause flooding. Like the approved project, new development under the proposed project would be required to adhere to the regulatory requirements to ensure that new structures in a special flood hazard area have elevations above the base flood elevation. Thus, no impacts would occur, and no changes or new information would require the preparation of a supplemental or subsequent EIR.

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

The plan area is not in a 100-year flood zone but is in the dam inundation zone of the Las Llajas, Sinaloa Lake, Sycamore Canyon, and Wood Ranch dams. However, impacts from dam failure would be less than significant, as discussed in Section 3.10(c)(iv).

A seiche is an oscillating surface wave in a restricted or enclosed body of water, generated by ground motion, usually during an earthquake. Seiches are of concern for water storage facilities such as reservoirs, water storage tanks, dams, or other artificial bodies of water because a seiche can cause sloshing and an overflow of water from the water body. There are no adjacent bodies of water that would pose a flood hazard to the site due to a seiche; therefore, the plan area is not at risk of inundation by seiche**.**

Tsunamis are a type of earthquake-induced flooding produced by large-scale sudden disturbances of the sea floor. Tsunami waves interact with the shallow sea floor when approaching a landmass, resulting in an increase in wave height and a destructive wave surge into low-lying coastal areas. The plan area is approximately 20 miles inland from the Pacific Ocean. Therefore, the site is outside the tsunami hazard zone and would not be affected by a tsunami.

Based on the preceding, the proposed project would not result in the release of pollutants as a result of floods, tsunamis, or seiche. Therefore, impacts would be less than significant. Accordingly, no new significant impacts or impacts of greater severity than those identified in the 2023 Certified EIR would occur. No changes or new information would require preparation of a supplemental or subsequent EIR.

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

Development under the proposed project would not exceed projected water demands analyzed in the UWMP and would not conflict with groundwater sustainability objectives. The proposed project would implement all applicable regulatory frameworks, including the CGP, MS4 Permit, TGM, General Industrial Permit (where applicable), and Chapter 8.52 of the MMC. These regulations ensure consistency with regional Basin Plans and water quality control objectives.

Therefore, the proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. No impacts would occur, and no new or changed conditions would require preparation of a supplemental or subsequent EIR.

3.10.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to hydrology and water quality were outlined in the 2023 Certified EIR.

3.11 LAND USE AND PLANNING

3.11.1 Summary of Impacts Identified for the Approved Project

The 2023 Certified EIR concluded that the General Plan 2050 would result in less-than-significant impacts related to land use and planning.

DIVIDE AN ESTABLISHED COMMUNITY

The General Plan 2050 would improve connectivity and compatibility of potential future projects with existing uses, planned uses, and the natural environment. The Land Use Element policies of the proposed General Plan ensure that communities would not be divided or adversely impacted because of the construction of new or modified roadways. Additionally, the Circulation Element policies of the General Plan also ensure the connectivity of transportation routes to prevent the division of established communities. The General Plan 2050 would not physically divide any of these communities; rather, the proposed project seeks to maintain and preserve the quality of Moorpark's existing communities. Hence, impacts were determined to be less than significant.

CONFLICT WITH A LAND USE PLAN

The General Plan is meant to be a framework for guiding planning and development and is comprehensive both in its geography and subject matter. It addresses the entire territory within

the city's boundary and addresses the full spectrum of issues associated with management of the city. The General Plan is consistent with California Government Code Section 65302 because it addresses the eight elements (Land Use, Circulation, Housing, Conservation, Open Space, Noise, Safety, and Environmental Justice) listed under this code, as well as the required elements outlined in the Governor's Office of Land Use and Climate Innovation General Plan Guidelines. The Moorpark General Plan 2050 reorganizes the current General Plan into eight elements: Circulation; Conservation; Economic Development; Housing; Land Use; Noise; Open Space, Parks, and Recreation; and Safety.

The Moorpark General Plan 2050 is consistent with AB 1358, the California Complete Streets Act of 2008, because Complete Streets in one of the key components in the proposed Circulation Element of the Moorpark General Plan 2050. Moreover, each of the specific applicable requirements in State planning law (California Government Code Section 65300) have been examined to determine if there are environmental issues within the community that the General Plan should address, including hazards and flooding. Such environmental issues (air quality, hazards, flooding, traffic, etc.) are addressed in their respective elements of the General Plan and topical sections of the Certified EIR.

SCAG CONNECT SOCAL CONSISTENCY

The General Plan is considered a project of regionwide significance pursuant to the criteria in SCAG's Intergovernmental Review Procedures Handbook (November 1995) and Section 15206 of the CEQA Guidelines (SCAG 2024). The Certified EIR determined that the General Plan 2050 is consistent with all the applicable SCAG regional planning guidelines and policies.

As summarized previously, implementation of the proposed General Plan 2050 were determined to not result in significant land use impacts related to the State planning law, the California Complete Streets Act, and SCAG's Connect SoCal.

3.11.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Level of Impact in Certified EIR/	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164?*
a) Physically divide an established community?	LTS	**Yes**

Environmental Issues	Level of Impact in Certified EIR/	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164?*
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	LTS	**Yes**

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable; N/A = topic not analyzed in Certified EIR

a) Physically divide an established community?

The plan area and surrounding area are fully developed with urban land uses, such as residential, commercial, and institutional land uses. The proposed project would focus on infill, redevelopment, and public realm enhancements in accordance with all applicable goals and policies of the approved project. Development under the proposed project is intended to be compatible with the scale and character of surrounding neighborhoods. Hence, the proposed project would not create any new land use barriers and would not divide or disrupt the physical arrangement of surrounding communities. Therefore, as with the approved project, a less-than-significant impact would occur under the proposed project. Accordingly, no new significant impacts or impacts of greater severity than those identified in the 2023 Certified EIR would occur. No changes or new information would require preparation of a supplemental or subsequent EIR.

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

The proposed project would include a General Plan amendment for land use, zoning map amendment, and zoning text amendment. Additionally, it would comply with State laws and other applicable local regulations. Once adopted, it effectively becomes the zoning regulation for downtown Moorpark, as authorized by Section 17.16.070 of the MMC, and the plan area is subject to the standards and regulations in the Specific Plan for the express purpose of establishing land use regulations and standards. Therefore, as with the approved project, a less-than-significant impact would occur under the proposed project. Accordingly, no new significant impacts or impacts of greater severity than those identified in the 2023 Certified EIR would occur. No changes or new information would require preparation of a supplemental or subsequent EIR.

3.11.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to land use and planning were outlined in the 2023 Certified EIR.

3.12 MINERAL RESOURCES

3.12.1 Summary of Impacts Identified for the Approved Project

The Certified EIR determined that implementation of the General Plan 2050 would not result in impacts to mineral resources.

The City of Moorpark does not contain mineral resources of statewide, regional, or local significance (MRZ-2). The city is primarily underlain by MRZ-1, MRZ-3, and MRZ-4 lands. These are defined as areas where adequate information indicates that no significant mineral deposits are present or likely to be present, where the significance of mineral deposits cannot be determined from the available data, or where there is insufficient data to assign any other Mineral Resource Zone (MRZ) designation. Given that the city does not have mineral resource sectors and no active or inactive mines, implementation of the General Plan 2050 would not cause a loss of availability of known mineral resources. Therefore, no impact would occur.

3.12.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Level of Impact in Certified EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164?*
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	NI	**Yes**
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?	NI	**Yes**

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable; N/A = topic not analyzed in Certified EIR

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

The proposed project is in MRZ-4, that is, areas where available information is inadequate for assignment to any other MRZ (DOC 2026e). The plan area is developed with no mining activities in or within immediate vicinity. Therefore, the proposed project would not result in the loss of availability of a known mineral resource valuable to the region and the state. No changes or new information would require preparation of a supplemental or subsequent EIR.

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?

The proposed project is in MRZ-4 where available information is inadequate for assignment to any other MRZ (DOC 2026e). Construction and operation of the proposed project would not interfere with the availability of known mineral resources, since the plan area is not in an MRZ-1 or MRZ-2, and no mining activities exist on or near the plan areas. Therefore, the proposed project would not result in the loss of availability of a locally important mineral resource delineated on a local plan. Accordingly, no new significant impacts or impacts of greater severity than those identified in the 2023 Certified EIR would occur. No changes or new information would require preparation of a supplemental or subsequent EIR.

3.12.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to minerals were outlined in the 2023 Certified EIR.

3.13 NOISE

3.13.1 Summary of Impacts Identified for the Approved Project

The 2023 Certified EIR concluded that, even after the implementation of mitigation measures, the General Plan 2050 resulted in significant impacts to noise.

CONSTRUCTION NOISE

As part of implementation of the proposed project, various individual land use development projects would be constructed over the duration of the General Plan buildout. Construction equipment generates high levels of noise, with maximums ranging from 71 to 101 A-weighted decibels (dBA). Construction of individual developments associated with implementation of the plan would temporarily increase the ambient noise environment and would have the potential to affect noise-sensitive land uses in the vicinity of an individual project. The General Plan 2050

would be required to comply with the MMC Section 17.53.100, which regulates construction or demolition hours.

Construction of the General Plan 2050 may occur near noise-sensitive receptors and, depending on the project type, equipment list, time of day, phasing and overall construction durations, noise disturbances may occur for prolonged periods of time or during the more sensitive nighttime hours. Implementation of Noise Element Policy N-1.4 and Mitigation Measure N-1 would reduce potential noise impacts during construction to the extent feasible through implementation of construction BMPs. Construction noise impacts associated with implementation of the General Plan 2050 were still determined to be significant and unavoidable.

ON-ROAD TRAFFIC NOISE

Buildout of the Moorpark General Plan 2050 would result in an increase in traffic along local roadways. Significant traffic noise increases are estimated along several of the study roadway segments due to implementation of the General Plan. There are no feasible or practical mitigation measures available to reduce project-generated traffic noise to less-than-significant levels for existing residences along the affected roadway. Hence, traffic noise impacts were determined to be significant and unavoidable.

GROUNDBORNE VIBRATION

Implementation of Mitigation Measures N-2 and N-3 and adherence to associated performance standards would reduce vibration impacts to less-than-significant levels. No significant and unavoidable vibration impacts would remain.

Construction Vibration

Construction activity at projects in the city would generate varying degrees of ground vibration, depending on the construction procedures and equipment. Operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. The effect on buildings in the vicinity of the construction site varies depending on soil type, ground strata, and receptor-building construction. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, to slight structural damage at the highest levels. Vibration from construction activities rarely reaches the levels that can damage structures but can achieve the audible and perceptible ranges in buildings close to the construction site. Construction details and equipment for future project-level developments under the general plan buildout are not known at this time but may cause vibration impacts. Therefore, impacts were determined to be significant.

Operational Vibration

Commercial and industrial operations throughout the city would generate varying degrees of ground vibration, depending on the operational procedures and equipment. Such equipment-generated vibrations would spread through the ground and diminish with distance from the source. In addition, future sensitive receptors could be placed within proximity to existing railroad lines through buildout of the approved project. Because specific project-level information is not available at this time, it is not possible to quantify future vibration levels at vibration-sensitive receptors that may be near existing and future vibration sources. Therefore, with the potential for sensitive uses to be exposed to annoying and/or interfering levels of vibration from commercial or industrial operations and existing railroad lines, operations-related vibration impacts associated with implementation of the General Plan 2050 were determined to be significant.

AIRPORT-RELATED NOISE

There are no airports in the City of Moorpark. The nearest airport is Santa Paula Airport, approximately 11 miles to the northwest. The City of Moorpark does not participate in any airport noise abatement programs and is not within any airport noise contours. Therefore, future development or sensitive receptors would not be exposed to excessive airport noise. The Certified EIR determined that there would be no impacts associated with airport-related noise.

3.13.2 Impacts Associated with the Proposed Project

Would the project result in:

Environmental Issues	Level of Impact in Certified EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164?*
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?	SU	**Yes**
b) Generation of excessive groundborne vibration or groundborne noise levels?	LTS/M	**Yes**

Environmental Issues	Level of Impact in Certified EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164?*
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?	NI	**Yes**

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable; N/A = topic not analyzed in Certified EIR

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?

CONSTRUCTION

The proposed project would primarily facilitate infill development and redevelopment within an existing urbanized environment that already experiences elevated ambient noise levels from roadway traffic, rail operations, commercial activity, and existing development. Temporary construction-related noise would occur during project-level buildout. However, construction activities would be subject to MMC provisions regulating construction hours and operational controls, as well as applicable Noise Element policies and construction BMPs. Compared to the citywide buildout scenario analyzed under the approved project, development under the proposed project would occur on previously disturbed areas and would not introduce new large-scale infrastructure or major roadway expansions that would generate permanent regional traffic noise increases. While temporary localized construction noise would occur, with implementation of Mitigation Measure N-1, the proposed project would not result in new or more severe permanent ambient noise increases beyond those evaluated in the 2023 Certified EIR. No changes or new information would require preparation of a supplemental or subsequent EIR.

OPERATION

Buildout of the Moorpark General Plan 2050 identified that long-term operational traffic noise was significant and unavoidable. The proposed project would not result in an increase in residential or nonresidential land use intensity above that identified in the 2023 Certified EIR. The changes associated with the proposed project emphasize infill development, walkability,

and proximity to transit which may reduce trip lengths, improve walkability, and improve land use efficiency. These conditions remain consistent with typical urban infill development patterns and were accounted for in the Certified EIR. Therefore, the proposed project would not result in new or more severe permanent ambient noise increases beyond those evaluated in the 2023 Certified EIR. No changes or new information would require preparation of a supplemental or subsequent EIR.

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

Development under the proposed project would involve usual urban construction activities such as demolition, grading, and building construction, which may generate temporary groundborne vibration depending on equipment type, construction methods, and proximity to receptors. Downtown Moorpark is already a developed area containing sensitive receptors, including residences, businesses, and institutional land uses. Future construction would be consistent with standard construction and building code requirements. Compared to the approved project's citywide development scenario, the proposed project does not introduce new vibration-intensive land uses or operations. Though temporary, localized vibration may occur during construction; with implementation of Mitigation Measures N-1 through N-3, impacts would not be excessive and would not exceed thresholds of groundborne vibration or noise levels beyond those that have been analyzed in the 2023 Certified EIR. No changes or new information would require preparation of a supplemental or subsequent EIR.

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?

The City of Moorpark is not within the jurisdiction of an airport land use plan, an Airport Influence Area, or within two miles of a public or public use airport. Consistent with the General Plan 2050 analysis, there are no applicable airport noise contours affecting the city or the plan area. Hence, the proposed project would not expose people residing or working in the area to excessive noise levels. Therefore, as with the approved project, a less-than-significant impact would occur under the proposed project. Accordingly, no new significant impacts or impacts of greater severity than those identified in the 2023 Certified EIR would occur. No changes or new information would require preparation of a supplemental or subsequent EIR.

3.13.3 Adopted Mitigation Measures Applicable to the Proposed Project

The following mitigation measures were taken directly from the 2023 Certified EIR and would be incorporated as part of the proposed project. Any modifications to these mitigation measures are shown in ~~strikethrough~~ for deleted text and underline for new, inserted text.

N-1 **Construction Noise Measures.** Construction contractors shall implement the following measures for construction activities conducted in the City of Moorpark. Construction plans submitted to the City shall identify these measures on demolition, grading, and construction plans. The City of Moorpark Planning and Building Agency shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading, and/or building permits.

- During the entire active construction period, equipment and trucks used for project construction shall use the best-available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible.
- Impact tools (e.g., jack hammers and hoe rams) will be hydraulically or electrically powered wherever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools.
- Stationary equipment, such as generators and air compressors, shall be located as far as feasible from nearby noise-sensitive uses.
- Stockpiling will be located as far as feasible from nearby noise-sensitive receptors.
- Construction traffic shall be limited, to the extent feasible, to approved haul routes established by the City Planning and Building Agency.
- At least 10 days prior to the start of construction activities, a sign will be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she will investigate, take appropriate corrective action, and report the action to the City.

- Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment will be turned off if not in use for more than 5 minutes.
- During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager will use smart back-up alarms, which automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and laws.
- If construction is anticipated for prolonged periods, as required by the Community Development Director, erect temporary noise barriers (at least as high as the exhaust of equipment and breaking line-of-sight between noise sources and sensitive receptors), as necessary and feasible, to maintain construction noise levels at or below the performance standard of 80 dBA Leq. Barriers shall be constructed with a solid material that has a density of at least 4 pounds per square foot with no gaps from the ground to the top of the barrier.

N-2 **Noise and Vibration Analysis.** Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet of fragile structures, such as historical resources, within 100 feet of nonengineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed Federal Transit Administration (FTA) architectural damage thresholds (e.g., 0.12 inches per second [in/sec] peak particle velocity [PPV] for fragile or historical resources, 0.2 in/sec PPV for nonengineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed these thresholds, alternative uses shall be used, such as drilling piles instead of pile driving and static rollers instead of vibratory rollers. If necessary, construction vibration monitoring shall be conducted to ensure vibration thresholds are not exceeded.

N-3 **Vibration Analysis.** Prior to discretionary approval by the City of Moorpark for industrial development projects subject to review under the California Environmental Quality Act (CEQA) (i.e., nonexempt projects), that utilize equipment that has the potential to result in vibration, a vibration analysis shall

be conducted to assess and mitigate potential vibration impacts. This vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer and shall follow the latest CEQA guidelines, practices, and precedents.

3.14 POPULATION AND HOUSING

3.14.1 Summary of Impacts Identified for the Approved Project

The 2023 Certified EIR concluded that the General Plan 2050 resulted in less-than-significant impacts to population and housing.

POPULATION GROWTH

Implementation of the proposed project would result in an increase of 5,488 housing units, 17,336 residents, and 7,334 jobs over approximately 20 years. The forecast population and housing units at General Plan buildout would exceed the SCAG growth projections (42,200 persons and 13,000 housing units) by 28 percent and 31 percent, respectively, for the City of Moorpark. It is important to note the differences between project buildout and SCAG projections. The difference between project buildout and SCAG projections is that SCAG's projections are used in this analysis for general comparison purposes, and buildout is based on a reasonable worst-case buildout of the parcels in the city. A comparison of the General Plan buildout to SCAG's population, housing, and employment projections assists in providing context for comparison. More importantly, the state of California has a shortage of housing. Thus, although the increases in population and housing units are greater than SCAG's regional forecasts for 2040, impacts would be less than significant with the incorporation of the Housing and Land Use Elements policies, which include aiming to provide housing to meet the community's demand.

The General Plan 2050 would allow for 4,783,912 square feet of additional nonresidential and approximately 7,334 more jobs compared to existing conditions. This is considered a substantial increase in employment and an increase that would indirectly induce population growth. The forecast for employment (20,249 jobs) in the city at General Plan buildout would exceed the SCAG growth projections (15,000 jobs) by 35 percent. The City's job-housing ratio would increase from existing conditions but would continue to be within the target ratio of 1.3 to 1.7 jobs for every housing unit. Therefore, though buildout of the proposed project would directly and indirectly induce population and employment growth, the jobs-housing ratio in the city would improve with implementation of the approved project, the Certified EIR determined that impacts relating to population growth would be less than significant.

DISPLACING PEOPLE OR HOUSING

Moorpark is developed with a variety of land uses, and the General Plan includes minor changes in land use, with the majority of changes concentrated in the central part of the city. Land use changes include converting commercial designations to mixed use and increasing residential density in existing residential areas. Changes would occur on lands that offer opportunities for enhancement and in areas where business prosperity, job opportunities, and civic activity can be strengthened. Compliance with the Housing Element would facilitate the development of a variety of housing types by providing a supply of land that is adequate to accommodate the Regional Housing Needs Allocation (RHNA) and maintain an inventory of housing opportunity sites. The city has approximately 11,537 housing units; the General Plan would increase the number of housing units by 5,488; exceeding the RHNA goal of 1,289 new units. Therefore, impacts to the displacement of people and/or housing were determined to be less than significant as a result of General Plan 2050 implementation.

3.14.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Level of Impact in Certified EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164?*
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	LTS	**Yes**
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	LTS	**Yes**

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable; N/A = topic not analyzed in Certified EIR

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

The proposed project would accommodate redevelopment and intensification within an existing urbanized area of the city that was already identified in the General Plan 2050 as a focus for

growth, reinvestment, and enhancement. The proposed project may generate additional employment opportunities and new housing capacity that could contribute to localized population growth; however, this growth is consistent with, and accounted by, the growth assumptions, land use designations, and infrastructure planning analyzed in the 2023 Certified EIR for the approved project. The proposed project implements the General Plan's planned growth strategy through infill and reinvestment. Accordingly, the proposed project would not induce substantial unplanned population growth beyond what was evaluated in the 2023 Certified EIR, and impacts would remain less than significant. No changes or new information would require preparation of a supplemental or subsequent EIR.

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

Implementation of the proposed project would focus on redevelopment and infill development within the central portion of the city, consistent with the land use strategy evaluated in the approved project. While redevelopment may occur on previously developed parcels, the proposed project does not propose widespread residential displacement, large-scale clearance of established neighborhoods, or removal of substantial existing housing stock. Any site-specific redevelopment would be incremental and subject to applicable General Plan policies, zoning standards, and Housing Element requirements that support housing supply, housing diversity, and RHNA accommodation. The General Plan 2050 explicitly anticipated land use transitions in the downtown and central city areas, including mixed-use intensification and increased residential density, and concluded that displacement impacts would be less than significant. The proposed project does not alter development patterns beyond those already analyzed. Therefore, the proposed project would not displace substantial numbers of existing people or housing or require the construction of replacement housing elsewhere. Impacts would remain less than significant, with no new or more severe impacts than those identified in the 2023 Certified EIR, and impacts would remain less than significant. No changes or new information would require preparation of a supplemental or subsequent EIR.

3.14.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to population and housing were outlined in the 2023 Certified EIR.

3.15 PUBLIC SERVICES

3.15.1 Summary of Impacts Identified for the Approved Project

The 2023 Certified EIR concluded that the General Plan 2050 resulted in less-than-significant impacts to public services.

FIRE PROTECTION

Buildout of the General Plan would result in an increase of 17,336 people by 2050 buildout, resulting in total of 53,781 people in the city. Population growth would result in an increase in demand for fire services and facilities. The Ventura County Fire Department (VCFD) has a goal of 8.5 minutes for calls and has a current response time of 6 minutes and 8 seconds. VCFD currently does not have any deficiencies at Stations 40 or 42, and the anticipated increases in population and businesses can be adequately served by existing Fire Stations 40 and 42. However, implementation of the General Plan 2050 would require additional staffing at Stations 40 and 42 to continue delivering the current level of service to existing and new residents and businesses. If service demands begin to exceed the service capacity of the existing and planned stations and their current and proposed staffing, the VCFD would consider adding additional companies to the response system. Fire vehicles, equipment, and expansion of existing facilities are funded partially through DIFs from new development and well as contractual funding from CAL FIRE as contract county for services. However, most of the funds for facilities, equipment, and service personnel come from the City's General Fund. Funding from property taxes, stemming from population growth, would be expected to grow roughly proportional to any increase in residential units, businesses, and/or industrial or manufacturing in Moorpark. The additional demand for fire services and protection generated within the city would be satisfied through DIF and the General Fund. Development in the city would also be reviewed by VCFD for compliance with applicable provisions of the California fire and residential codes. Furthermore, policies in the Safety Element of the General Plan would ensure adequate protection of public health and safety as they relate to fire and emergencies. The Certified EIR determined that impacts to fire protection and emergency services and facilities would be less than significant.

POLICE PROTECTION

Implementation of the General Plan would induce population growth in the City of Moorpark, resulting in an increase in demand for police services. The Ventura County Sheriff's Office (VCSO) response time target for Priority One calls—that is, life-threatening emergencies such as a shooting or a felony in progress—is under 7 minutes. In 2019 and 2020, the average time for Priority One calls was 5 to 6.5 minutes. Increases in population in Moorpark have the potential to affect service response times below the target goal established by the VCSO. If calls for service increase and exceed the capacity of VCSO's existing workforce, additional staff would be

needed, and ongoing revenue would be needed to fund additional staff. The VCSO monitors crime and response numbers when evaluating the staffing needs. The additional officers would not be hired all at the same time because the growth in population would occur over time. Moreover, the hiring of the additional officers would depend on the department's assessed needs, based primarily on the growing number of calls for service or decreases in average response times in the future. Funds for additional police facilities, equipment, and officers would come from the DIF collected from new development. However, the majority of the funds for facilities, equipment, and service personnel come from the City's General Fund. Funding from property taxes, resulting from population growth, would be expected to grow roughly proportional to any increase in residential units and nonresidential uses in Moorpark. The additional demand for police services generated within the city would be satisfied through DIF and the General Fund. Furthermore, goals and policies in the Safety Element of the General Plan would ensure adequate protection of police services. As development increases in the city, the available funds from taxes and DIF received from such development would provide the additional facilities, equipment, and officers needed to serve the growing population. Therefore, the Certified EIR determined that impacts to police services would be less than significant.

SCHOOL SERVICES

Implementation of the General Plan would result in the development of additional dwelling units and an increase in population, resulting in an increase in student population in the city, which is served by the Moorpark Unified School District (MUSD). Buildout of the General Plan would generate up to 2,408 elementary students, 1,435 middle school students, and 1,927 high school students. The city is served by five elementary schools, one K-8 school, two middle schools, and two high schools, and these existing schools could likely serve these new students because nearly all schools in MUSD have available operating capacity. However, new school facilities would be required to address shortfalls in capacity. If and when MUSD needs to expand and construct new facilities to accommodate the growth generated by buildout of the General Plan, funding for new schools would be obtained from the fee program pursuant to SB 50, and State and federal funding programs. At the general plan level of analysis, it is speculative and infeasible to evaluate project-specific environmental impacts associated with the specific construction of future school facilities since specific sites and time frames for development are unknown. When specific projects are necessary to meet the growth demands from buildout of the proposed project, the appropriate level of analysis required under CEQA would be conducted by the MUSD. Furthermore, policies in the Land Use Element would ensure adequate school services. The Certified EIR determined that buildout of the General Plan 2050 would result in a less-than-significant impact related to schools.

LIBRARY SERVICES

Buildout of the General Plan would result in an increase in population and demand for library services. Although the proposed project would result in up to 17,336 additional residents, this does not necessarily mean that there would be a significant demand for more library collection items or facility space. Based on current populations in Moorpark, Moorpark currently has 0.49 square foot per capita and a 0.5 square foot per capita goal. The California statewide average is 0.43 square foot per capita, with newer branch libraries being planned at 0.65 to 0.75 square foot per capita and new main libraries at 0.75 to 1.25 square feet per capita. As the population of Moorpark continues to grow, the 0.49 square foot per capita would drop. The City is currently working on a project to construct a new 18,000-square-foot library on its Civic Center site. Therefore, the construction of the new library would ensure that the potential population growth within the city as a result of the General Plan would still allow the Moorpark Library to meet their goal of 0.5 square foot per capita. Funding for library services comes primarily from the City's General Fund and DIFs as well as library fines; fees collected from patrons; and State, federal, or local government aid. As development occurs, the General Fund should grow proportionally with the property tax collections. Additionally, access to online resources, including e-books and audiobooks, are available at the Moorpark Library. Policies in the Land Use Element of the General Plan, including Policy LU-9.18, would ensure adequate library services. Therefore, impacts on library services were determined to be less than significant.

3.15.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Level of Impact in Certified EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164?*
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:	LTS	**Yes**
Fire protection?	LTS	**Yes**
Police protection?	LTS	**Yes**

Environmental Issues	Level of Impact in Certified EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164?*
Schools?	LTS	**Yes**
Parks?	LTS	**Yes**
Other public facilities?	LTS	**Yes**

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable; N/A = topic not analyzed in Certified EIR

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

FIRE PROTECTION

Fire protection services within the City of Moorpark are provided by the VCFD, primarily through Stations 40 and 42. The General Plan 2050 determined that at full buildout, the city would still be adequately served by existing facilities, although additional staffing may be required over time to maintain response time goals of 8.5 minutes. Existing average response times (approximately 6 minutes and 8 seconds) are below the performance objective.

The proposed project does not increase development capacity beyond that evaluated in the General Plan EIR and does not introduce growth projections exceeding the previously analyzed 2050 buildout scenario. Development within the downtown area would occur incrementally and would be subject to payment of the DIF, which partially fund fire facilities, vehicles, and equipment. Additional service personnel and facility needs would continue to be funded through DIF and the City's General Fund, supported by proportional increases in property tax revenues associated with new development. All future development would be reviewed by VCFD for compliance with applicable provisions of the California Fire Code and California Residential Code, and Safety Element policies to ensure adequate fire protection planning. Therefore, no changes or new information would require preparation of a supplemental or subsequent EIR.

POLICE PROTECTION

Police services in Moorpark are provided by the VCSO, which maintains a Priority One response time target of under 7 minutes. Historical response times (approximately 5 to 6.5 minutes) meet performance objectives.

The proposed project does not increase overall citywide growth beyond the projections evaluated in the General Plan EIR. Any incremental increase in service demand associated with redevelopment or infill within the planning area would occur within the growth assumptions previously analyzed. If future demand warrants additional officers, staffing adjustments would occur incrementally based on monitored call volumes and response times. Funding for additional police services, facilities, vehicles, and equipment would continue to be provided through DIF and the City's General Fund, supported by increased property tax revenues associated with development. Goals and policies within the Safety Element ensure ongoing coordination and planning to maintain acceptable service levels. The proposed project does not warrant construction of new police stations beyond those determined in the 2023 Certified EIR. Funding mechanisms are in place to maintain service standards, and the project would not result in substantial adverse physical impacts related to police protection facilities. Therefore, no changes or new information would require preparation of a supplemental or subsequent EIR.

SCHOOLS

The City of Moorpark is served by the MUSD. The General Plan 2050 evaluated full buildout and projected student generation at the elementary, middle, and high school levels. Existing schools generally have available operating capacity; however, additional facilities may be required over time to accommodate long-term growth.

The proposed project may increase residential capacity, but not beyond what was evaluated in the approved project. Student generation associated with the proposed project would fall within the previously analyzed projections. If new or expanded school facilities are required, funding would be obtained pursuant to SB 50 school impact fees and applicable State and federal funding programs. Land Use Element policies continue to ensure coordination between the City and MUSD to maintain adequate school services. Accordingly, the proposed project would not result in substantial adverse physical impacts associated with the construction of new school facilities beyond those determined in the 2023 Certified EIR. Therefore, no changes or new information would require preparation of a supplemental or subsequent EIR.

PARKS

The proposed project does not increase overall population growth beyond the projections analyzed in the 2023 Certified EIR. Any additional demand for parks and recreational facilities resulting from incremental residential growth in the planning area would be addressed through

established park dedication requirements and/or in-lieu fees, Quimby Act requirements (as applicable), and implementation of City park planning policies. The project does not exceed previously analyzed growth levels and does not require new park facilities beyond those planned under the 2023 Certified EIR, hence it would not result in substantial adverse physical impacts related to park facilities. Therefore, no changes or new information would require preparation of a supplemental or subsequent EIR.

OTHER PUBLIC FACILITIES

Library services are provided through the Moorpark Library system. The 2023 Certified EIR concluded that although population growth would increase demand, the City's planned construction of a new 18,000-square-foot library at the Civic Center site would ensure maintenance of the City's service goal of 0.5 square feet per capita.

The proposed project does not increase growth beyond what was analyzed in the General Plan EIR. Funding for library facilities and services would continue through the General Fund, DIFs, fines, and State and federal assistance. As population increases proportionally with development, property tax revenues would correspondingly increase to support library operations and capital improvements. The planned library expansion accommodates projected growth under full buildout of the approved project, which includes the proposed project. Therefore, no substantial adverse impacts associated with library services would occur. Therefore, no changes or new information would require preparation of a supplemental or subsequent EIR.

3.15.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to public services were outlined in the 2023 Certified EIR.

3.16 RECREATION

3.16.1 Summary of Impacts Identified for the Approved Project

The 2023 Certified EIR concluded that the General Plan 2050 resulted in less-than-significant impacts to recreation.

USE OF EXISTING PARKS AND RECREATIONAL FACILITIES

Buildout of the proposed project would allow for the development of up to 17,025 dwelling units, which would result in an estimated population of 53,781 residents. This increase in

population would increase the use of existing park and recreational facilities and result in a demand for new parks. There is no State or federal statute detailing how to calculate the City's level of park service; however, the City's park standard is 5 acres of parkland per 1,000 residents. The General Plan 2050 would result in an increase in demand for approximately 84 additional acres of parks to accommodate Moorpark's population at buildout. Under the General Plan, approximately 1,807 acres would be designated for Neighborhood/Community Park and Open Space. Additional parkland would also be developed within proposed Specific Plans, joint-use agreements with the MUSD for use of recreational facilities, and regional trails. Furthermore, new development would be required to dedicate parkland or pay an in-lieu fee. Therefore, the Certified EIR determined that with dedicated parkland, in-lieu fees, as well as the implementation actions, impacts would be less than significant.

EXPANSION OF RECREATIONAL FACILITIES

Based on the City's population growth and availability of funds, portions of undeveloped land would be improved as parks and recreational facilities to provide residents with new recreational opportunities while meeting the City's parkland standard of 5 acres per 1,000 residents. Parks are also a permitted use under other land use designations (e.g., residential land uses), which could result in the development of additional parkland opportunities outside of park-designated parcels. Development and operation of future new or expanded parks and recreational facilities may have an adverse physical effect on the environment, including impacts relating to air quality, biological resources, lighting, noise, and traffic. Environmental impacts associated with the construction of new and/or expansions of existing recreational facilities in accordance with the proposed land use plan are addressed separately. Consequently, the General Plan 2050 was determined that impacts relating to new or expanded recreational facilities and impacts were less than significant.

3.16.2 Impacts Associated with the Proposed Project

Would the Project:

Environmental Issues	Level of Impact in Certified EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164?*
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?	LTS	**Yes**

Environmental Issues	Level of Impact in Certified EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164?*
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?	LTS	**Yes**

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable; N/A = topic not analyzed in Certified EIR

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?

Implementation of the proposed project would occur within the framework of the City's General Plan and the growth assumptions evaluated in the 2023 Certified EIR, which analyzed population growth, park demand, and recreational facility needs at full buildout. While the proposed project involves land use changes and public improvements that may increase density within downtown Moorpark, such growth was also accounted for in the 2023 Certified EIR. Hence, population growth associated with the proposed project would increase use of existing parks and recreational facilities. However, with the City's adopted parkland standard of 5 acres per 1,000 residents, together with planned parkland designations, development of parks within Specific Plans, joint-use agreements, regional trail systems, and parkland dedication or in-lieu fee requirements, would ensure adequate recreational capacity to serve future residents.

Additionally, the proposed project would introduce design standards that would expand opportunities for private and public open spaces across multiple land uses and building types compared to what currently exists. This expansion of open space would alleviate other park usage, reducing physical deterioration of existing parks or recreational facilities. Growth facilitated by the project would occur as planned, coordinated infill and redevelopment consistent with the approved project. Impacts would remain less than significant, and no changes or new information would require preparation of a subsequent or supplemental EIR.

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?

The proposed project does not directly propose the construction of new major recreational facilities or the expansion of existing recreational facilities beyond what has been evaluated in

the approved project. Any future development of new parks or recreational amenities would occur through implementation of the proposed project, development standards, and park dedication or in-lieu fee programs that were previously analyzed in the 2023 Certified EIR. The proposed project does not introduce new recreational facility types, locations, or development intensities that would result in new or more severe environmental impacts beyond those previously analyzed. Accordingly, no changes or new information would require preparation of a supplemental or subsequent EIR.

3.16.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to recreation were outlined in the 2023 Certified EIR.

3.17 TRANSPORTATION/TRAFFIC

3.17.1 Summary of Impacts Identified for the Approved Project

PLAN CONSISTENCY

The General Plan includes strategies to focus development in the city's high-quality transit area, as defined by SCAG around the Metrolink station. The strategies that focus development in these transit-rich areas allow transit and land use to work together. CARB's Mobile Source Strategy recognizes that coordinated regional planning can improve California's land use patterns and transportation policy in a way that reduces transportation-related emissions by reducing growth in vehicle miles traveled (VMT). The Comprehensive Transportation Plan (CTP) is a transportation vision for Ventura County and identifies ways of achieving this vision within constrained resources. It also provides a framework for future community-based planning and collaboration and informs Ventura County's long-range transportation decisions. The General Plan is consistent with the CTP Shared Vision of the Future of the transportation system. Additionally, the approved project's planned transportation networks, goals, and policies provide consistency related to regional active transportation plans, and other mobility infrastructure—specifically, SCAG's Connect SoCal and Ventura County Transportation Commission's (VCTC) Comprehensive Transportation Plan. Hence, the General Plan 2050 would not conflict with implementation of programs, plans, ordinances and policies addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Impacts were determined to be less than significant.

TRIP GENERATION

The City of Moorpark uses a VMT threshold of 15 percent reduction in VMT per service populations (VMT/SP) as the SB 743 transportation metric under CEQA. Based on the existing VMT/SP for Moorpark, the VMT threshold for the city is 18.75 VMT/SP. The VMT/SP at buildout is anticipated to be 18.50 VMT/SP and would not exceed the threshold of 18.75 VMT/SP. The General Plan would align with the local VMT reduction goal. Therefore, VMT impacts associated with the General Plan 2050 were determined to be less than significant.

CIRCULATION IMPROVEMENTS

The General Plan includes improvements to the roadway and bicycle network in the Circulation Element. These proposed improvements would be designed to meet City and State engineering design standards for sight-distance requirements, including visibility of pedestrians and bicyclists. The General Plan does not propose any incompatible uses that would increase hazards. As a result, the proposed project would have a beneficial impact on geometric design features and incompatible uses. The General Plan 2050 would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Thus, this impact was considered less than significant in the Certified EIR.

EMERGENCY ACCESS

The General Plan does not include elements that would impede emergency vehicle access. Public roadways and buildings would conform to City and County Fire Department standards for access. The City's draft EOP (2022) and participation in the Ventura County MHMP establish planned responses to extraordinary emergency situations. Additionally, the VCFD reviews development applications to ensure that adequate emergency accessibility is provided based on local and State guidance. Furthermore, policies under the Safety Element Goal 1 would also ensure that there is an effective emergency management framework in Moorpark. Implementation of the General Plan would not impede emergency access. Thus, this impact was determined to be less than significant.

3.17.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Level of Impact in Certified EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164?*
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	LTS	**Yes**
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	LTS	**Yes**
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	LTS	**Yes**
d) Result in inadequate emergency access?	LTS	**Yes**

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable; N/A = topic not analyzed in Certified EIR

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

The proposed project would introduce mobility improvements for bicycles, pedestrians, parking, and safety that are consistent with the City's General Plan circulation framework. Facility enhancements would also improve connections to other parts of the city and strengthen linkages to the broader regional transportation network. The design standards under the proposed project would also expand key infrastructure such as trees and lighting to increase tree canopy and provide a safe and inviting pedestrian network. Hence, the proposed project would not result in conflicts with adopted policies, plans, or programs, nor is it expected to negatively affect the performance or safety of existing or planned pedestrian, bicycle, or transit facilities. It would have a less-than-significant impact on transit, roadway, bicycle, and pedestrian facilities in the vicinity of the project area. Accordingly, no new significant impacts or impacts of greater severity than those identified in the 2023 Certified EIR would occur. No changes or new information would require preparation of a supplemental or subsequent EIR.

b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

The 2023 Certified EIR determined that, at General Plan buildout, the City would achieve a VMT/SP of 18.50, which is below the City's significance threshold of 18.75 VMT/SP. Therefore, impacts were determined to be less than significant. The Certified EIR also identified that VMT outcomes are driven by land use patterns, population growth, and transportation network improvements evaluated at full buildout.

The proposed project consists of a Specific Plan that promotes infill development such as mixed-use, higher-density residential development, and transit-oriented development near the Moorpark Metrolink Station, consistent with the General Plan framework. Additionally, the proposed project does not increase development capacity, population, or employment beyond what was analyzed in the 2023 Certified EIR. Because VMT is fundamentally based on buildout assumptions (i.e., land use intensity, population, and employment), the VMT outcomes associated with the proposed project would be substantially the same as those previously evaluated.

Furthermore, the proposed project supports General Plan policies and regional strategies such as SCAG's Connect SoCal that promote reduced VMT through land use and transportation integration, including concentrating development in transit-accessible areas, enhancing walkability, and supporting multimodal transportation networks. As with the approved project, future development would be subject to applicable transportation demand management (TDM) strategies and City policies aimed at reducing vehicle trips and VMT. VMT impacts would remain consistent with the 2023 Certified EIR, and no new or more severe impacts would occur. Thus, no new impacts would occur, and no changes or new information would require the preparation of a supplemental or subsequent EIR.

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

The proposed project would implement circulation and infrastructure improvements consistent with City and State engineering design standards, including roadway geometry, intersection design, sight-distance requirements, and pedestrian and bicycle visibility standards. The project does not introduce incompatible land uses or circulation patterns that would increase conflicts between modes of travel or introduce hazardous conditions. Accordingly, impacts related to geometric design features and incompatible uses would remain less than significant, no new significant impacts or impacts of greater severity than those identified in the 2023 Certified EIR would occur. No changes or new information would require preparation of a supplemental or subsequent EIR.

d) Result in inadequate emergency access?

The proposed project would not include elements that would impede emergency vehicle access. Public roadways and building designs would continue to comply with City and County Fire Department access standards and applicable State and local emergency access requirements. The City's emergency planning framework, such as the EOP, establishes response protocols for emergency situations. In addition, development review procedures and policies under the City's Safety Element ensure that adequate emergency access and circulation capacity are provided throughout the planning and implementation process. The proposed project does not introduce circulation patterns, infrastructure constraints, or land use configurations that would compromise emergency access. Therefore, impacts related to emergency access would remain less than significant, no new significant impacts or increases in severity would occur. No changes or new information would require preparation of a supplemental or subsequent EIR.

3.17.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to transportation/traffic were outlined in the 2023 Certified EIR.

3.18 TRIBAL CULTURAL RESOURCES

3.18.1 Summary of Impacts Identified for the Approved Project

The 2023 Certified EIR concluded that, even after the implementation of mitigation measures, the General Plan 2050 resulted in significant impacts to tribal cultural resources.

TRIBAL CULTURAL RESOURCES

A total of 52 previously recorded resources were identified in Moorpark (including 20 precontact resources and 1 multicomponent resource that includes both historical and precontact archaeological deposits).

Sacred Lands File Search and Consultation

The City requested a Sacred Lands File search and a local government tribal consultation list from the NAHC on June 17, 2020, in accordance with SB 18 and AB 52 requirements. The NAHC responded and notified the City that the result of the Sacred Lands File search was negative. The NAHC also provided a list of tribes for the City to contact regarding potential consultation. The City sent initial notification letters to California Native American tribes and tribal contacts via certified mail. Response letters were received from the Santa Ynez Band of Chumash Indians

expressing no further consultation on the General Plan 2050 and the Fernandeño Tataviam Band of Mission Indians requesting further consultation on the approved project. Future development could include grading in portions of the city with sensitivity to tribal cultural resources. Before any development or redevelopment activities can occur, they must be analyzed for conformance with the General Plan and other local, State, and federal requirements. Policies in the General Plan, as well as Mitigation Measures TCR-1 through TCR-3 and Mitigation Measure CUL-5, were determined to reduce potential impacts associated with tribal cultural resources to a level that is less than significant. Therefore, no significant unavoidable adverse impacts relating to tribal cultural resources were identified in the Certified EIR.

3.18.2 Impacts Associated with the Proposed Project

Would the Project:

Environmental Issues	Level of Impact in Certified EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164?*
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	LTS/M	**Yes**
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	LTS/M	**Yes**
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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	LTS/M	**Yes**

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation;
SU = significant and unavoidable; N/A = topic not analyzed in Certified EIR

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

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

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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

The 2023 Certified EIR identified potential impacts to tribal cultural resources associated with future development and grading activities within the City of Moorpark. These impacts were determined to be potentially significant; however, implementation of adopted mitigation measures, including Mitigation Measures TCR-1 through TCR-3 and CUL-5, as well as applicable General Plan policies, reduced impacts to tribal cultural resources to a less-than-significant level.

The proposed project would be implemented within the same geographic context, development framework, and regulatory environment as the approved project. Tribal consultation was conducted as part of the approved project's environmental analysis pursuant to SB 18. The City sent initial notification letters to California Native American tribes and tribal contacts on January 23, 2025. Responses were received from the Fernandeño Tataviam Band of Mission Indians and deferred consultation to other tribes in the area. Therefore, impacts of greater severity than those identified in the 2023 Certified EIR would occur. No changes or new information would require preparation of a supplemental or subsequent EIR.

3.18.3 Adopted Mitigation Measures Applicable to the Proposed Project

The following mitigation measures were taken directly from the 2023 Certified EIR and would be incorporated as part of the proposed project. Any modifications to these mitigation measures are shown in ~~strikethrough~~ for deleted text and underline for new, inserted text.

TCR-1 **Tribal Cultural Resources Monitoring.** An archaeologist that meets the Secretary of the Interior's Professional Qualified Standards (PQS), in consultation with interested tribes, the developer and the City of Moorpark, shall develop an Archaeological Monitoring Plan (AMP) to address the details, timing and responsibility of archaeological and cultural activities that will occur on the project site. Details in the AMP shall include:

1. Project-related ground disturbance (including, but not limited to, brush clearing, grading, trenching, etc.) and development scheduling.
2. The development of a rotating or simultaneous schedule in coordination with the developer and the project archaeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground-disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists (if the tribes cannot come to an agreement on the rotating or simultaneous schedule of tribal monitoring, the Native American Heritage Commission shall designate the schedule for the on-site Native American Tribal Monitor for the proposed project).
3. The protocols and stipulations that the developer, City, Tribes, and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

At least 30 days prior to application for a grading permit and before any grading, excavation, and/or ground-disturbing activities on the site take place, the future developer shall retain a tribal cultural monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.

Pursuant to the AMP, a tribal monitor from the consulting tribe will be present during the initial grading activities. If tribal resources are found during grubbing activities, the tribal monitoring shall be present during site grading activities.

TCR-2 **Treatment and Disposition of Cultural Resources.** In the event that Native American cultural resources are inadvertently discovered during the course of any ground-disturbing activities, including but not limited to brush clearance, grading, and trenching for the proposed project, the following procedures will be carried out for treatment and disposition of the discoveries:

1. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location on-site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversite of the process; and
2. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and nonhuman remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Moorpark with evidence of same:
    a. Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, basic analysis, and other analyses as recommended by the project archaeologist and approved by consulting tribes and basic recordation has been completed; all documentation should be at a level of standard professional practice to allow the writing of a report of professional quality;
    b. A curation agreement with an appropriate qualified repository within San Bernardino County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Bernardino County, to be accompanied by payment of the fees necessary for permanent curation.
    c. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at a regional museum, as directed by City Council.
    d. At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City that documents monitoring activities conducted by the project archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the

known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City, County Museum, and consulting tribes.

TCR-3 During construction activities, the project applicant will allow additional archaeological monitors of Native American tribes to access the project site on a volunteer basis to monitor grading and excavation activities.

3.19 Utilities and Service Systems

The 2023 Certified EIR concluded that the General Plan 2050 resulted in less-than-significant impacts on utilities and service systems.

3.19.1 Summary of Impacts Identified for the Approved Project

SEWER SYSTEM

Buildout of the General Plan 2050 would increase residential dwelling units and nonresidential square feet across the city, resulting in an increase in sewer flows. Full buildout under the approved General Plan is estimated to generate an increase of total sewer flows in the city by 1,478,210 gallons per day. The Moorpark Water Reclamation Facility (MWRF) has additional capacity for 3 million gallons a day (mgd).

Sewer improvement projects in the city that are in VCWD's No. 1's 2023 to 2027 Capital Improvement Project (CIP) cycle include one sewer relining project within Los Angeles Avenue. Because this is a relining project, not a capacity project, there are no anticipated impacts from proposed development within the upstream area. In addition, if any new deficiencies were identified, VCWD has policies in place to prioritize improvement projects in their current CIP processes. VCWD is also involved on a project-by-project basis. It actively tracks development projects and requires sewer capacity studies for any project in the city that goes through the entitlement process. The City schedules development review committee meetings with all reviewing and permitting departments, including VCWD, for proposed developments going through the entitlement process. VCWD may also request sewer hydraulic reports and improvement plans for plan check. This process allows VCWD to track capacity of the sewer system throughout the city.

Policies LU-1.4, LU-1.5, and LU-17.8 of the proposed Land Use Element and Policies CI-10.2, CI-11.1, CI-11.2, and CI-11.3 of the Circulation Element promote the coordinated timing of future development and redevelopment with existing and planned infrastructure to ensure public facilities would not be adversely impacted. These policies also encourage investment in infrastructure and capital improvements to facilitate redevelopment, infill development, and new development that is consistent with the proposed Land Use Plan.

Construction impacts associated with private wastewater infrastructure to support development throughout the city would primarily be confined to trenching for miscellaneous utility lines and connections to public infrastructure. Installation of wastewater infrastructure would be limited to on-site wastewater distribution and minor off-site work associated with connections to the public main. No upgrades to the public main are anticipated. Any work that may affect services to the existing sewer lines would be coordinated with the City and VCWD. Moreover, construction impacts are of a relatively short duration and would cease once the installation is complete. Therefore, proposed development pursuant to the General Plan 2050 would have a less-than-significant impact on wastewater facilities.

WATER SUPPLY SYSTEMS

Construction

The city's water infrastructure includes both potable and nonpotable (recycled) water systems, which are managed by VCWD No. 1. Development associated with buildout of the General Plan 2050 could require new or expanded water infrastructure. VCWD No. 1 accounts for increases in potable water flow and associated potable infrastructure in Moorpark as part of the Water System Master Plan. Additionally, VCWD No. 1 currently maintains a network of nonpotable water infrastructure for outdoor common areas. As new projects are developed, the nonpotable water lines are extended to accommodate recycled water use in outdoor common areas. If proposed projects require construction of potable or nonpotable water infrastructure, then new development would be required to construct the required improvements and/or enter into a funding agreement with VCWD No. 1 to install the proposed improvements. As a new development project progresses, VCWD would ask for water hydraulic reports and improvement plans for the plan check. Parts 2 and 3 of VCWD's Rules and Regulations also detail requirements associated with connection fees and water charges.

Policies LU-1.4, LU-1.5, and LU-17.8 of the proposed Land Use Element and Policies CI0-10.1, CI-11.1, CI-11.2, and CI-11.3 of the proposed Circulation Element promote the coordinated timing of future development and redevelopment with existing and planned infrastructure to ensure public facilities would not be adversely impacted. These policies also encourage investment in infrastructure and capital improvements to facilitate redevelopment, infill development, and new development that is consistent with the proposed Land Use Plan. Therefore, impacts associated with buildout of the Moorpark General Plan 2050 would be less than significant.

For new developments that connect to existing VCWD water mains, construction impacts would primarily be confined to trenching for miscellaneous utility lines and connections to public infrastructure. Installation of water infrastructure would be limited to on-site water distribution and minor off-site work associated with connections to the public main. No upgrades to the public main are anticipated. Work that may affect services to the existing water lines would be coordinated with the City and VCWD. Furthermore, a construction management plan, which would ensure safe pedestrian access as well as emergency vehicle access and safe vehicle travel in general, would be implemented to reduce any temporary pedestrian and traffic impacts occurring because of construction activities. Moreover, when considering impacts resulting from the installation of any required water infrastructure, all impacts are of a relatively short-term duration and would cease to occur once the installation is complete. Therefore, impacts associated with construction activities would be less than significant.

Water Demand

Buildout of the Moorpark General Plan 2050 would result in an increase in water demand within the city, which is served by VCWD No. 1. The General Plan 2050 would result in an increase in water demand of 2,069 afy from existing conditions for a total water demand of 8,938 afy.

VCWD No. 1's 2020 UWMP forecasts that water demands for single-family residential, multifamily residential, and nonresidential uses would increase to 7,755 afy by 2045. Recycled water capacity is increasing by approximately 1,182 afy. Therefore, total water demands for the General Plan 2050 are estimated to be 6,479 afy, which is within the 2045 projected demand of 7,755 afy for single-family residential, multifamily residential, and nonresidential uses accounted for in the 2020 UWMP. VCWD No. 1 has documented that its supplies are 100 percent reliable and sufficient for a normal year, single-dry year, and multiple-dry year events from 2025 through 2045. Furthermore, the estimated allocation of water from Metropolitan Water District (MWD) during a dry year is sufficient to meet the VCWD's projected dry year imported water demands from 2025 through 2045.

In addition to the regional water supply planning under the UWMP, the City and VCWD must comply with SB 610 and SB 221, which improve the link between information on water supply availability and certain land use decisions by cities and counties. VCWD No. 1 reviews water supply assessments under SB 610 and SB 221 to confirm water availability in support of certain developments. Development pursuant to the General Plan 2050 would also need to meet the requirements of Parts 4 and 6 of the VCWD's Rules and Regulations, which detail water conservation requirements and the use of recycled water. Development would also comply with the Moorpark Landscape Design Standards and Guidelines, Chapter 15.23 of the MMC, and the requirements of CALGreen and the California Plumbing Code.

Policies LU-8.1, LU-8.2, and LU-8.5 of the proposed Land Use Element; Policies CI-10.1, CI-11.1, CI-11.2, and CI-11.3 of the proposed Circulation Element; Policy OSPR-1.12 of the proposed Open Space, Parks, and Recreation Element; and Policies COS-5.1, COS-5.2, COS-5.4, and COS-5.5 of the proposed Conservation Element promote the efficient use of water, water conservation practices, water reuse, the integrated use of water resources, and regular monitoring of water demand and supply. Policy SE-5.6 of the proposed Safety Element encourages the City to work with regional water providers to implement water conservation measures and ensure sustainable water supplies to prepare for more frequent and severe drought events.

Therefore, VCWD No. 1 would have sufficient water supply to accommodate growth associated with buildout of the General Plan 2050 and impacts on water supply would be less than significant.

SOLID WASTE

The Certified EIR concluded that the increased population as part of the General Plan 2050 would increase solid waste generated within the city. However, all development pursuant to the Moorpark General Plan 2050 would comply with Section 4.408 of the 2019 California Green Building Code Standards, which requires that at least 65 percent of nonhazardous construction and demolition waste from nonresidential construction operations be recycled and/or salvaged for reuse. The CBC and MMC also require a construction and demolition materials management plan prior to issuance of building permits for large projects. As such, the Certified EIR determined impacts were less than significant.

3.19.2 Impacts Associated with the Proposed Project

Would the project:

Environmental Issues	Level of Impact in Certified EIR	**Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164?***
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	LTS	**Yes**

Environmental Issues	Level of Impact in Certified EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164?*
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	LTS	**Yes**
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?	LTS	**Yes**
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?	LTS	**Yes**
e) Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	LTS	**Yes**

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable; N/A = topic not analyzed in Certified EIR

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

Implementation of the proposed project would occur within the infrastructure framework evaluated in the 2023 Certified EIR for the approved project. Utility service demands generated by the Specific Plan would be accommodated through existing and planned infrastructure systems operated by VCWD No. 1 and other service providers. As with the approved project, all utility improvements in the planning area would be subject to project-level review, coordination with service providers, and compliance with applicable City standards, VCWD rules and regulations, and MMC requirements. These activities were previously analyzed in the 2023 Certified EIR and determined to result in less-than-significant impacts. The proposed project does not introduce new infrastructure types, service demands, or construction methods that would result in new or more severe environmental impacts than those previously analyzed. Therefore, no changes or new information would require preparation of a supplemental or subsequent EIR.

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

Water supply for development under the proposed project would be provided by VCWD No. 1, consistent with the supply planning and capacity analysis determinations evaluated in the 2023 Certified EIR. The General Plan 2050 analysis demonstrated that projected water demands at General Plan buildout would remain within the supply projections under VCWD No. 1's UWMP, including normal, single-dry, and multiple-dry year conditions.

Development under the proposed project would represent infill and redevelopment within the central part of the city and would not exceed the growth assumptions evaluated in the approved project. All development would remain subject to SB 610 and SB 221 water supply assessment requirements, VCWD No. 1 rules and regulations, CALGreen, California Plumbing Code requirements, and local water conservation ordinances. The proposed project does not introduce new water demand characteristics, service areas, or supply dependencies beyond those already analyzed. Accordingly, sufficient water supplies would be available to serve the project and reasonably foreseeable future development, impacts would remain less than significant. Therefore, no changes or new information would require preparation of a supplemental or subsequent EIR.

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

Wastewater generated by development under the proposed project would be conveyed to the MWRF, which was evaluated in the 2023 Certified EIR and determined to have adequate available treatment capacity to serve projected growth under the approved project. The Certified EIR identified approximately 3 mgd of excess treatment capacity at the MWRF, which exceeds the projected wastewater flows associated with full General Plan buildout.

The proposed project does not propose development levels or land use intensities that would exceed the wastewater generation assumptions evaluated in the approved project. All development would continue to be subject to VCWD No. 1 review, sewer capacity tracking, hydraulic analyses, plan check requirements, and coordination through the City's development review process. Compliance with VCWD rules and regulations, NPDES permit requirements, and pretreatment standards would continue to apply. Therefore, adequate wastewater treatment capacity would be available, impacts would remain less than significant, and no new or more severe impacts would occur. Therefore, no changes or new information would require preparation of a supplemental or subsequent EIR.

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

Development under the Moorpark DTSP would generate solid waste consistent with the population and development levels evaluated in the approved project. Solid waste generation associated with General Plan buildout was previously analyzed in the 2023 Certified EIR and determined to be within the capacity of existing and planned solid waste infrastructure and disposal systems.

Although the proposed project introduces new development intensities, such as infill, it would not generate waste streams substantially different from those previously evaluated. All development would be subject to State and local waste reduction requirements, including CALGreen construction waste diversion standards and MMC requirements. Therefore, the proposed project would not generate solid waste in excess of applicable standards or infrastructure capacity, would not impair waste reduction goals, and would not result in new or more severe impacts. Therefore, no changes or new information would require preparation of a supplemental or subsequent EIR.

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

Development under the DTSP would be required to comply with all applicable federal, State, and local solid waste management and reduction regulations, including CALGreen requirements, MMC provisions, and state waste diversion mandates.

The proposed project does not propose regulatory exemptions, alternative waste management practices, or development patterns that would conflict with applicable solid waste statutes or regulations. Compliance would continue to be enforced through the City's permitting, plan review, and inspection processes. Accordingly, the project would remain compliant with solid waste management and reduction requirements, impacts would remain less than significant. Therefore, no changes or new information would require preparation of a supplemental or subsequent EIR.

3.19.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to utilities and service systems were outlined in the 2023 Certified EIR.

3.20 Wildfire

3.20.1 Summary of Impacts Identified for the Approved Project

EMERGENCY EVACUATION PLAN

The City of Moorpark has prepared an EOP to ensure effective allocation of resources for the maximum benefit during a time of emergency. The General Plan 2050 could result in a significant impact if it would substantially impair the implementation of this plan. The General Plan 2050 would increase development potential within the city, including land in very high fire hazard severity zones (FHSZ) and the WUI. However, future development in the WUI or very high FHSZs would be required to comply with the SRA and very high FHSZ Safe Regulations, the CBC, the California Fire Code, the Ventura County Fire Code, and the Ventura County Fire Apparatus Access Code, which include provisions for fire-resistant building materials, the clearance of debris, and fire safety requirements during demolition and construction activities. Additionally, Government Code Section 51182 requires a defensible space within 100 feet of a structure and an ember-resistant zone within 5 feet of a structure. Furthermore, Very High Fire Hazard Severity Zone Fire Safe Regulations would minimize structures from being within 30 feet of a roadway, reducing the potential for new roadways to exacerbate wildfire risks. Where not possible, the project applicant is required to provide additional defensible space measures pursuant to the Ventura County Fire Code. Buildout under the General Plan 2050 may also result in substantial changes to the circulation patterns or emergency access routes in the Highlands, Championship, Gabbert, and Hitch Ranch portions of the city. Furthermore, the Safety Element of the General Plan includes several policies and actions to prepare for and facilitate evacuations caused by wildfires and other hazards. Future development, regardless of whether it includes new development or redevelopment, is required to comply with adopted local, regional, and State plans and regulations addressing emergency access, response, and evacuation. Implementation of the General Plan would not substantially impair an adopted emergency response plan or emergency evacuation plan. Thus, the Certified EIR determined that this impact was less than significant.

EXACERBATE WILDFIRE RISK

The City of Moorpark is prone to Santa Ana winds in early fall through early spring, which can exacerbate wildfire risk. Future potential development under the General Plan would increase development in wildfire-prone areas and expose people in the city and surrounding jurisdictions to pollutant concentrations from wildfire. A wildfire, combined with Santa Ana winds, could expose residents in the city to the uncontrolled spread of wildfire. The 2018 Strategic Fire Plan for California, 2021 California Wildfire and Forest Resilience Action Plan, Ventura County MHMP Moorpark Annex, Ventura County Community Wildfire Protection Plan, and Moorpark EOP are intended to reduce wildfire hazards and coordinate response to these hazards on a statewide

and regional scale. In addition, the Ventura County APCD and Ventura County Health Care Agency provide air quality alerts, advisories, and an interactive online map to view current air quality conditions in the region. Furthermore, all potential future development in Moorpark would be required to comply with the California Building Standards Code, Very High Fire Hazard Severity Zone Fire Safe Regulations, MMC Hillside Management, and grading requirements, which include standards to minimize the ignition and spread of wildfire due to slopes. Therefore, even with existing regulatory requirements and proposed Safety Element policies and actions, potential future development under the General Plan could expose people to the uncontrolled spread of wildfire or pollutant concentrations. Hence, the Certified EIR determined that impacts would be significant and unavoidable even after incorporation of reduction measures.

ASSOCIATED INFRASTRUCTURE

Buildout under the General Plan would require the installation of new roadways, fuel breaks, emergency water sources, transmission lines, and other utilities to serve future potential development in Moorpark. The installation and operation of new aboveground power transmission lines would create a higher risk of wildfire compared to other infrastructure. To minimize this risk, development would be required to comply with applicable State and local regulations, including the CBC, California Fire Code, Government Code Section 51182, California Public Utilities Commission wildfire mitigation requirements, and Very High Fire Hazard Severity Zone Fire Safe Regulations. These measures, along with policies in the General Plan Safety Element would minimize wildfire risks associated with the installation and maintenance of infrastructure and determined to reduce impacts to a less-than-significant level.

EXPOSE PEOPLE OR STRUCTURES TO SIGNIFICANT RISK

Wildfires, such as the 2003 Simi Fire or the 2019 Easy Fire, can create favorable conditions for other hazards, such as flooding and landslides during the rainy season. Wildfires on hillsides can burn the vegetation that stabilizes the slope and create hydrophobic conditions that prevent the ground from absorbing water. In Moorpark, floodplains are primarily along Arroyo Simi and Arroyo Las Posas as well as low-lying areas scattered throughout the city, while slopes in the northern part of the city exhibit higher landslide susceptibility and coincide with very high FHSZs. Potential future development under the General Plan could contribute to post-fire slope instability or drainage changes upstream. However, new development would be required to comply with General Plan Safety Element policies, as well as applicable local, regional, and State regulations addressing wildfire prevention, response, and recovery, including BMPs identified in the Moorpark EOP, Ventura County MHMP Moorpark Annex, and the Ventura County Community Wildfire Protection Plan. With adherence to these policies and regulatory requirements, development would not expose people or structures to post-fire landslides or downstream flooding, and impacts related to post-fire instability were determined to be less than significant.

3.20.2 Impacts Associated with the Proposed Project

If located in or near SRAs or lands classified as very high fire hazard severity zones, would the project:

Environmental Issues	Level of Impact in Certified EIR	Proposed Project Meets the Conditions for an Addendum *CEQA Guidelines Section 15164?*
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	LTS	**Yes**
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?	SU	**Yes**
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?	LTS	**Yes**
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?	LTS	**Yes**

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable; N/A = topic not analyzed in Certified EIR

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

The northern portion of the proposed project falls within a very high FHSZ (CAL FIRE 2026). Implementation of the proposed project would be required to comply with the City of Moorpark EOP; General Plan Safety Element policies; and applicable local, regional, and State emergency access and evacuation regulations. Additionally, as with the approved project, any future development associated with the proposed project would be required to comply with the CBC, California Fire Code, SRA and Very High Fire Hazard Severity Zone Fire Safe Regulations, and MMC requirements governing roadway widths, access limitations, vegetation management, and emergency vehicle circulation.

Although the proposed project may create development in areas subject to wildfire risk, all development would remain subject to project-level review, Fire Department access standards, and emergency access requirements. The proposed project does not introduce land use patterns, circulation changes, or development intensities that would impair implementation of adopted emergency response or evacuation plans beyond what was evaluated in the approved project. Therefore, no new significant impacts would occur and there would be no increase in severity of previously identified impacts. Therefore, no changes or new information would require preparation of a supplemental or subsequent EIR.

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

The Certified EIR for the General Plan 2050 determined that wildfire risk impacts associated with exposure to uncontrolled wildfire spread and pollutant concentrations were significant and unavoidable due to regional climatic conditions, Santa Ana wind patterns, wildfire-prone topography, and the inherent wildfire susceptibility of the Moorpark area, even after incorporation of regulatory compliance and policy measures.

The proposed project does not alter the geographic, climatic, topographic, or wildfire hazard conditions that formed the basis of this determination. Development under the proposed project would remain subject to the same regulatory framework evaluated in the approved project, including the California Building Standards Code, Very High Fire Hazard Severity Zone Fire Safe Regulations, MMC Hillside Management and grading standards, and applicable State and regional wildfire prevention and response plans. The proposed project does not introduce new wildfire exposure mechanisms, development patterns, or risk factors beyond those previously analyzed.

Accordingly, the proposed project would not result in new significant impacts or a substantial increase in the severity of the previously identified significant and unavoidable wildfire risk impact. Therefore, no changes or new information would require preparation of a supplemental or subsequent EIR.

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

Infrastructure installation and maintenance associated with the proposed project would occur within the scope of infrastructure systems and regulatory controls evaluated in the 2023 Certified EIR. Any new or modified infrastructure—including roadways, utilities, emergency water supplies, and fuel management features—would be subject to compliance with the CBC, California Fire Code, Public Resources Code Section 4291, California Public Utilities Commission

wildfire mitigation requirements, and Very High Fire Hazard Severity Zone Fire Safe Regulations, as well as General Plan Safety Element policies.

The proposed project does not introduce new infrastructure types, configurations, or operational characteristics that would increase wildfire ignition risk beyond those previously analyzed. Where infrastructure is required, it would be designed, installed, and maintained in accordance with adopted fire safety standards and mitigation frameworks. As a result, wildfire risks associated with infrastructure would remain less than significant, consistent with the findings of the approved project, and no new or more severe impacts would occur. Therefore, no changes or new information would require preparation of a supplemental or subsequent EIR.

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

Development under the proposed project would remain subject to General Plan Safety Element policies and applicable local, regional, and State regulations addressing wildfire prevention, post-fire hazard management, slope stability, drainage control, and emergency response. These include BMPs and planning frameworks established in the Moorpark EOP, Ventura County MHMP Moorpark Annex, and the Ventura County Community Wildfire Protection Plan.

The proposed project does not introduce development patterns, grading practices, or drainage modifications that would increase post-fire landslide risk, downstream flooding, or slope instability beyond the conditions evaluated in the approved project. Compliance with hillside management standards, grading regulations, and drainage controls would continue to minimize exposure to post-fire hazards. Therefore, impacts related to post-fire runoff, slope instability, and downstream flooding would remain less than significant, no new significant impacts would occur, and no increase in severity of previously identified impacts would result. Therefore, no changes or new information would require preparation of a supplemental or subsequent EIR.

3.20.3 Adopted Mitigation Measures Applicable to the Proposed Project

No mitigation measures related to wildfire were outlined in the 2023 Certified EIR.

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4. FINDINGS

As summarized herein, and for the reasons described in Chapter 3, *Environmental Analysis*, of this Addendum, the City of Moorpark has concluded that the proposed project meets the conditions of CEQA Guidelines Section 15164; therefore, an Addendum to the Certified EIR is the appropriate CEQA document to address the proposed project.

As previously discussed, under CEQA Guidelines Section 15164, an Addendum to an EIR or Mitigated Negative Declaration (MND) may be prepared if only minor technical changes or additions are necessary or none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or MND have occurred. The following states the standards set forth in CEQA Guidelines Section 15162 as they relate to the proposed project.

- No substantial changes are proposed in the project that would require major revisions of the previous EIR due to a new significant environmental effect or a substantial increase in the severity of a previously identified significant effect. (Section 15162[a][1])
- No substantial changes in the circumstances under which the project is undertaken will require major revisions of the previous EIR because of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. (Section 15162[a][2])
- No new information of substantial importance, which was not known and could not have been known at the time the previous EIR was certified, shows that:
  - The proposed project would have significant effect not discussed in the Certified EIR.
  - Significant effects will be substantially more severe than in the Certified EIR.
  - Mitigation measures or alternatives that the Certified EIR found infeasible would in fact be feasible and would substantially reduce significant effects of the proposed project, but the City declines to adopt them.

Mitigation measures or alternatives that are considerably different from those analyzed in the Certified EIR would substantially reduce significant effects on the environment, but the City declines to adopt them. (Section 15162[a][3])

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