



CITY OF MOORPARK

COMMUNITY DEVELOPMENT DEPARTMENT | 323 Science Drive, Moorpark, California 93021
Main City Phone Number (805) 517-6200 | Fax (805) 532-2540 | www.moorparkca.gov

**NOTICE AND CALL OF A REGULAR MEETING OF THE
COMMUNITY AND ECONOMIC DEVELOPMENT STANDING COMMITTEE**
(Councilmember Delgado and Councilmember Means)
Wednesday, February 18, 2026, at 5:45 p.m.

**TO THE MEMBERS OF THE COMMUNITY AND ECONOMIC DEVELOPMENT STANDING
COMMITTEE OF THE CITY OF MOORPARK:**

NOTICE IS HEREBY GIVEN that a **Regular Meeting** of the Community and Economic Development Standing Committee is hereby called to be held on **Wednesday, February 18**, commencing at **5:45 p.m.** Said meeting will be held in the Moorpark City Hall **Century Conference Room, at 323 Science Drive**, Moorpark, California.

Said Regular Meeting shall be for the purpose of considering the following items:

1. **CALL TO ORDER:**
2. **ROLL CALL:**
3. **PUBLIC COMMENTS:**
4. **DISCUSSION ITEMS:**
 - A. Consider Pre-Screening Application No. CD-GPAPRE-2025-0002 to Authorize the Filing of a Proposed Annexation, General Plan Amendment, and Zoning Ordinance Amendment Associated with a Conceptual Project Known as Arroyo Verde, on the Application of Dennis Hardgrave. **(Staff: Gene Burse)**
5. **FUTURE AGENDA ITEMS:**
(Future agenda items are tentative and are subject to change.)
6. **ADJOURNMENT:**

Posted: February 12, 2026.

All writings and documents provided to the members of the Community and Economic Development Standing Committee of the City of Moorpark regarding all agenda items are available for public inspection at the City Hall public counter located at 323 Science Drive during regular business hours. The agendas and agenda reports for City Council Standing Committee meetings are available on the City's website at www.moorparkca.gov.

In compliance with the Americans with Disabilities Act, if you need special assistance to review an agenda or participate in this meeting, including auxiliary aids or services, please contact the Community Development Department at (805) 517-6200. Upon request, the agenda can be made available in appropriate alternative formats to persons with a disability. Any request for disability-related modification or accommodation should be made at least 48 hours prior to the scheduled meeting to assist the City staff in assuring reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104; ADA Title II).

CHRIS R. ENEGREN
Mayor

RENEE DELGADO
Councilmember

CHRIS BARRETT
Councilmember

TOM MEANS
Councilmember

DR. ANTONIO CASTRO
Councilmember

**COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE
AGENDA REPORT**

TO: Honorable Committee Members

FROM: Doug Spondello, Community Development Director

BY: Gene Burse, Deputy Community Development Director

DATE: 02/18/2026 Regular Meeting

SUBJECT: Consider Pre-Screening Application No. CD-GPAPRE-2025-0002 to Authorize the Filing of a Proposed Annexation, General Plan Amendment, and Zoning Ordinance Amendment Associated with a Conceptual Project Known as Arroyo Verde, on the Application of Dennis Hardgrave.

REQUEST AND BACKGROUND

On October 3, 2025, Dennis Hardgrave filed Pre-Screening Application No. CD-GPAPRE-2025-0002 to change the land use designation of 126 acres of land south of Los Angeles Avenue and immediately west of the Buttercreek subdivision from Agricultural (County) to Specific Plan (City) for a mixed-use development with 700 residential units and a mix of commercial uses, collectively known as Arroyo Verde.

The Pre-Screening application is a procedural step conducted pursuant to §17.44.050(C) of the Moorpark Municipal Code (MMC). This process serves as an early coordination tool to provide the applicant with initial feedback and to gauge City Council interest before the applicant pursues a formal application involving significant financial investment. The process also serves as a risk-mitigation phase, allowing the City and the applicant to identify major constraints prior to formal entitlement submittal.

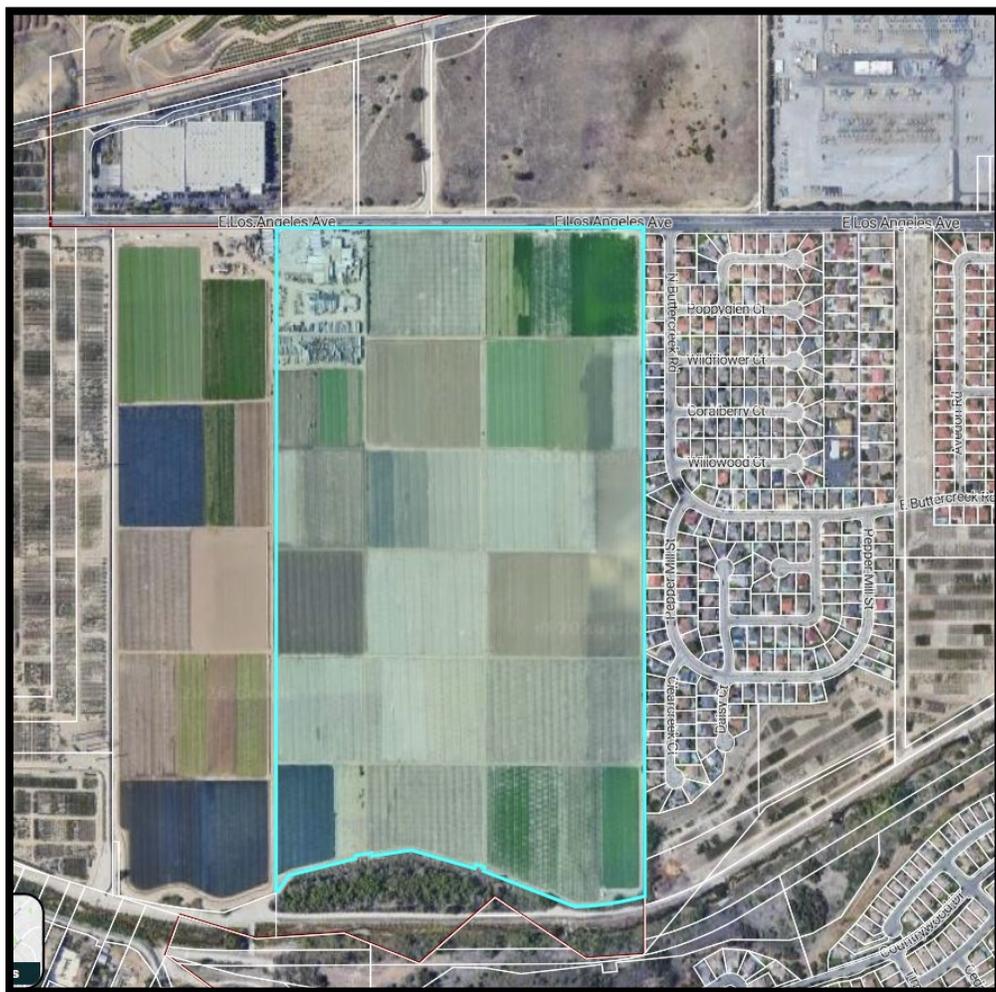
Authorization to file a formal application does not constitute support, policy endorsement, nor an evaluation of potential environmental impacts associated with the project. These factors can only be evaluated upon subsequent review of a formal application by the City Council.

DISCUSSION

Project Setting

The Arroyo Verde site encompasses 126 acres of land used for agricultural purposes under the jurisdiction of the County of Ventura. This site is not currently within the municipal boundaries of the City of Moorpark. The site consists of a single lot that features an existing packing house slated for demolition as part of Arroyo Verde. Surrounding uses include the Buttercreek residential subdivision in the City to the east; vacant industrial land in the City of Moorpark to the north across Los Angeles Avenue; the Arroyo Simi to the south; and agricultural land in unincorporated Ventura County to the west. An overview of the project site is included in Figure 1 below.

Figure 1: Project Site



Proposed Development

Arroyo Verde proposes a community of approximately 700 residential units, featuring a mix of single-family, duplex, and multi-family dwellings with densities ranging from 5 to 26 units per net residential acre. The plan includes approximately two acres of limited neighborhood-serving commercial and retail space, a 20-acre community park, and an integrated network of regional trails and greenbelts. A conceptual site plan outlining the land uses and their orientation on the property is included as Attachment 2.

The application was evaluated by the City's Development Review Committee (DRC), which facilitates early coordination between the Planning Division, Public Works, Building and Safety, Parks and Recreation, and external agencies, such as the Ventura County Air Pollution Control District and Ventura County Waterworks. The DRC review allows staff to consolidate technical comments regarding site plan layout, required permitting, infrastructure capacity, and public safety requirements. Technical comments were provided to the applicant (see Attachment 3).

Existing and Proposed General Plan Land Use Designation

The current General Plan land use designation for the site, which is under the jurisdiction of the County of Ventura, is Agricultural. This designation is intended to preserve areas to produce food and is typically characterized by large-lot operations. The applicant conceptually proposes a General Plan Amendment to change the land use designation from Agricultural to Specific Plan. This land use designation is intended for large-scale, complex projects where unique development standards and infrastructure plans are required.

The site is conceptually proposed to be pre-zoned as Specific Plan. This zoning designation will allow for the establishment of comprehensive development standards, design guidelines, and infrastructure plans that are unique to this new community.

Required Entitlements

Upon submittal of a formal application, the following entitlements will be required:

- **Annexation and Pre-Zoning:** The site must be approved for annexation by the City and pre-zoned before an application for annexation is filed with LAFCO (Local Agency Formation Commission).
- **General Plan Amendment (GPA):** Required to transition the land use from County to City designation.
- **Specific Plan:** Necessary due to the scale and complexity of the 126-acre site.
- **Development Agreement:** To vest development rights, secure community benefits like the 20-acre community park, and ensure the orderly provision of required infrastructure as the project develops.
- **Environmental Review:** An Environmental Impact Report will be required to analyze potential impacts associated with the project.

Policy Considerations

Arroyo Verde will be subject to the Moorpark Save Open-space and Agricultural Resources (SOAR) – 2050 Initiative, which established the City Urban Restriction Boundary (CURB). The purpose of the CURB is to protect the character of Moorpark by concentrating development within existing urban areas and protecting surrounding agricultural lands from conversion to urban development.

Because the 126-acre project site is located beyond the CURB, the City is prohibited from granting any discretionary entitlements- including Annexations and 2050 General Plan Amendments – unless Moorpark voters first approve an initiative to expand the boundary. Per the 2050 General Plan, the CURB may not be amended or revoked by the City Council alone until after December 31, 2050, except under very specific and limited administrative exceptions. Consequently, the pre-screening process allows the applicant to gauge Council interest before pursuing the significant investment required for a citywide voter initiative.

Beyond the voter mandate, any formal proposal to expand the City’s jurisdictional boundaries, must adhere to Local Agency Formation Commission (LAFCO) policies and the City’s broader planning goals. This includes addressing the conversion of agricultural land and ensuring that any proposed development is fiscally neutral or positive for the City. Should the project move forward, a comprehensive entitlement phase would be required to satisfy all regional and local regulatory standards, which can only be finalized following the completion of the required environmental review and voter approval of the CURB expansion.

The formal application must meet the standards for sustainability and fiscal neutrality as outlined in the City’s 2050 General Plan. Because the project proposes 700 residential units, a mandatory Water Supply Assessment will be required to demonstrate a sufficient 20-year water supply. The proposal will be evaluated for fiscal neutrality or benefit, consistent with 2050 General Plan Policy, through a comprehensive fiscal impact analysis. This ensures that the long-term costs of providing municipal service- such as police, fire, and road maintenance- are fully offset by projected revenues, thereby protecting the City’s quality of life and unique character.

FISCAL IMPACT

The Pre-Screening application has no direct fiscal impact on the City.

PROCESSING TIME LIMITS

Moorpark Municipal Code Section 17.44.050(C) establishes timelines for the review of pre-screening requests. Based on the application submittal date of October 3, 2025, the City Council is required to hold a public hearing no later than the second meeting in May.

ENVIRONMENTAL DETERMINATION

A Pre-Screening application does not involve any approval action of a project and is therefore not subject to environmental review pursuant to Section 15060(c)(3) and 15378 of the California Environmental Quality Act (CEQA). If authorized, the entitlements associated with this project will be subject to environmental analysis pursuant to CEQA.

NEXT STEPS

The Committee must provide a recommendation to the full City Council. Pursuant to MMC Section 17.44.050(C)(3), the City Council shall hold at least one public hearing to consider the pre-screening application and render a decision on whether to allow a formal application to be submitted to the Community Development Department. Should the City Council authorize the filing, the project will enter a comprehensive entitlement and environmental review phase estimated to take 16 to 24 months following the acceptance of a complete application.

STAFF RECOMMENDATION

Staff recommends that the Committee recommend that the City Council authorize the filing of formal applications for Annexation, a General Plan Amendment, and Zoning Amendment, and all other necessary entitlements for the proposal known as Arroyo Verde, subject to a Development Agreement.

Attachments:

1. Pre-Screening Application Process (MMC Section 17.44.050(C))
2. Arroyo Verde Land Use Concept Plan
3. Staff Comments for Pre-Screening Application for Arroyo Verde

§ 17.44.050. Amendments to the general plan, specific plans, zoning map and zoning code.

- A. Authority. The adoption or amendment of a general plan element or map, specific plan, zoning map or zoning ordinance is a legislative act. The planning commission and city council shall each hold at least one public hearing on any general plan, specific plan or zoning amendment request. Following a public hearing, the planning commission shall make a written recommendation to the city council whether to approve, approve in modified form or disapprove any proposed amendment. The city council shall be the decision authority for all general plan amendments, specific plans and zoning amendment requests.
- B. Initiation. Proposals to amend the general plan, any specific plan, the zoning map or zoning code may be initiated by either of the following methods:
 - 1. By the owner or the owner's agent of the affected property filing an application with the community development director;
 - 2. By the adoption of a resolution of intent by the city council either directly or upon the recommendation of either the planning commission or the community development director.
- C. Pre-Screening. Applications for general plan, specific plan, or zoning amendments proposed pursuant to subsection (B)(1) of this section shall only be accepted during the following submittal cycle schedule:

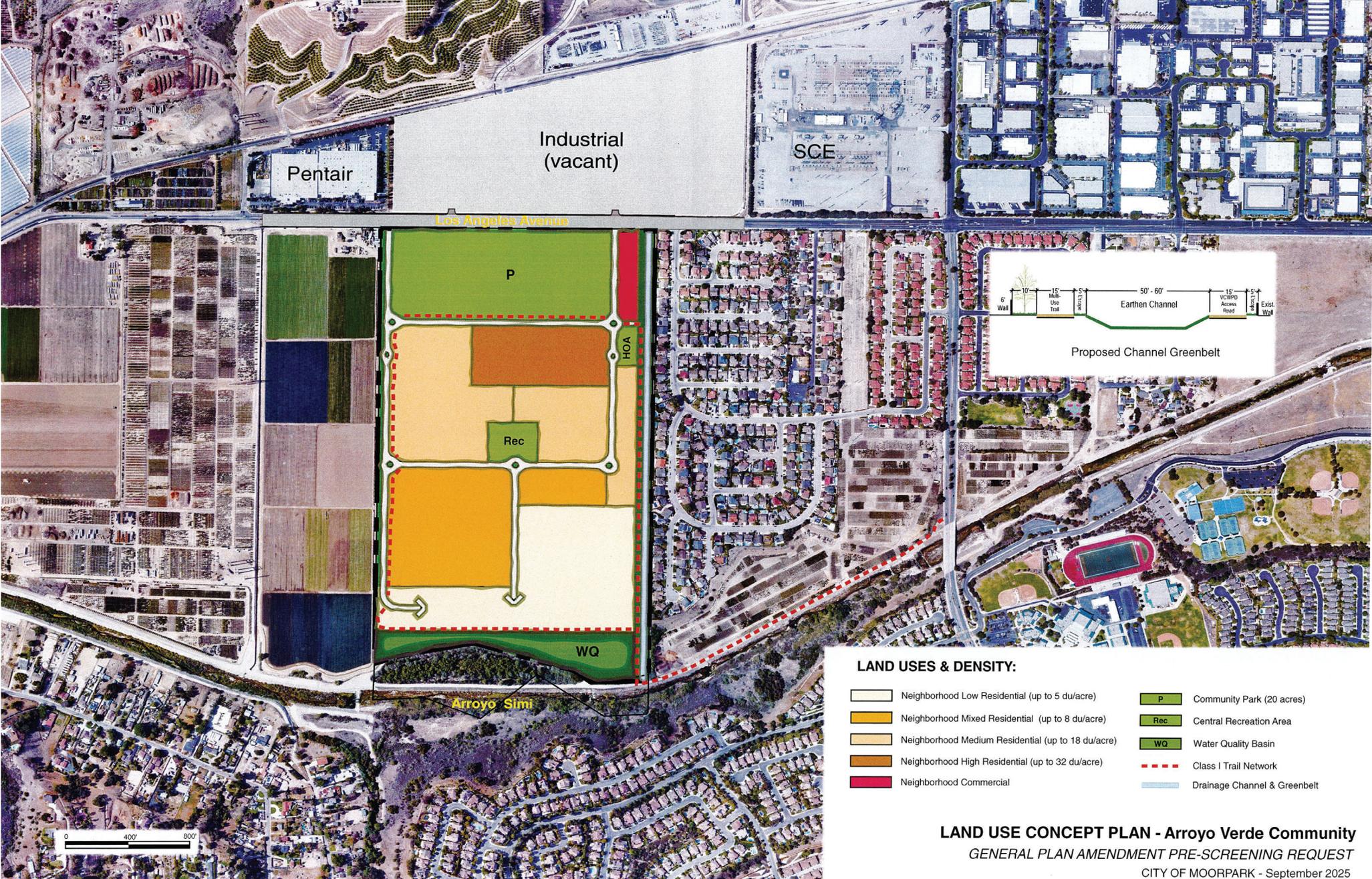
ACTION	CYCLE 1	CYCLE 2
Application cycle deadline (application must be deemed complete by this date)	November 30th	May 31st
City council public hearing and decision	Not later than the second regular meeting of city council in May	Not later than the second regular meeting of city council in November

- 1. A pre-screening application shall be submitted and approved by the city council prior to submittal of a formal application for a general plan, specific plan, or zoning amendment submitted by an applicant other than the city of Moorpark.
- 2. A pre-screening application shall be made in a form and include the information as required by the community development department. The application shall include appropriate maps, diagrams, text, and materials and shall include a fee or deposit as set forth by adopted council resolution.
- 3. The city council shall hold at least one public hearing to consider a pre-screening application for a general plan, specific plan, or zoning amendment and render a decision on the approval or denial of the proposed amendment to

allow a formal application to be submitted to the community development department.

4. In accordance with Section 17.44.060, no resubmittal of a substantially similar application may be made for one year after a denial decision of a pre-screening request.
 5. City council approvals of general plan, specific plan, or zoning code pre-screening applications are valid for two years from the date of approval, by which an application for the general plan, specific plan or zoning amendment must be filed and deemed complete.
- D. Filing of Formal Applications. Applications for general plan, specific plan, or zoning amendments proposed pursuant to subsection (B)(1) shall submit an application consistent with the requirements outlined in Chapter 17.44 of this title. Applications for which have not received an approved pre-screening, as described in subsection C, shall not be accepted.
- E. Study of Additional Area. The community development director, upon review of an application or resolution of intention for an amendment to the general plan map, any specific plan map or zoning map may elect to process the study of additional areas for amendment concurrently with the amendment request.
- F. Findings. The city council shall make the following findings for amendments to the general plan, specific plans, zoning map or zoning code:
1. The proposed amendment is deemed to be in the public interest.
 2. The proposed amendment is consistent and compatible with the rest of the general plan and any implementation programs that may be affected.
 3. The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare.
 4. The proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA).
- G. Public Hearing Procedures. Hearings associated with general plan, specific plan, or zoning amendments proposed pursuant to subsections (B)(1) and (B)(2) shall adhere to the public hearing procedures outlined in Section 17.44.070.
- H. In accordance with Section 17.44.060, no resubmittal of a substantially similar application may be made for one year after a denial decision for a general plan, specific plan or zoning amendment.

(Ord. 515 § 10, 2023)



LAND USE CONCEPT PLAN - Arroyo Verde Community
 GENERAL PLAN AMENDMENT PRE-SCREENING REQUEST
 CITY OF MOORPARK - September 2025



CITY OF MOORPARK

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STAFF COMMENTS FOR PRE-SCREENING APPLICATION FOR ARROYO VERDE DECEMBER 24, 2025

Project: Arroyo Verde Annexation Pre-Screen

Planner: Gene Burse, Deputy Community Development Director

Permit Numbers: Pre-Application No. CD-PRE-2025-0002

Request: A request to consider a Pre-Screening for General Plan Amendment of a mixed-density residential community of approximately 700 dwelling units, a 20-acre community park, and limited commercial use on a 126.98-acre site.

Location: APN 504-0-021-260 (South of Los Angeles Avenue immediately west of the Buttercreek subdivision).

Applicant: Dennis Hardgrave on behalf of Smith-Hoist Tenants in Common

The City of Moorpark Community Development Department has completed a preliminary review of your "Arroyo Verde Community Plan" pre-screening application. We appreciate your group's proposed investment in our City and the opportunity to provide early and open coordination on this request.

The following memorandum consolidates staff comments from the Planning Division, Public Works, Building and Safety, Parks and Recreation, and external agencies including Ventura County Waterworks and the Air Pollution Control District (VCAPCD). This memo also outlines the path for annexation as discussed with Local Agency Formation Commission (LAFCO) staff.

Planning Division

- A. This "Pre-Screening" is a request for initial feedback, not project approval pursuant to Section 017.44.050(C) of the Municipal Code. The process is designed to save significant investment by providing an opportunity for public input, gauging City Council interest and receiving initial direction prior to formal processing of your application. The process will proceed as follows:
 - 1. Community and Economic Development Committee (CEDC): The application will first be reviewed by the CEDC for a recommendation. The CEDC is an ad-hoc committee consisting of Councilmembers Delgado and Means.
 - 2. City Council Review: The CEDC recommendation will be forwarded to the full City Council. The Council will vote on whether to authorize the filing of a formal application.

- B. Required Entitlements - Should the Council authorize a formal application; the project will require a comprehensive entitlement package. The following discretionary actions will be required based upon the proposed plan:
 - 1. Annexation – The proposed area for annexation is located beyond the jurisdictional boundary of the City of Moorpark and will need to be annexed to be able to develop under the City's regulations.
 - 2. General Plan Amendment (GPA) - To change the land use designation from its current County designation to appropriate City designations (e.g. Specific Plan).

A component of this analysis will include the extent to which the proposed project furthers the City's attainment of General Plan goals and policies.

3. Specific Plan - Due to the scale (700 units, 126 acres) and complexity of the site, a Specific Plan will be required to establish comprehensive development standards, design guidelines, and infrastructure plans unique to this community.
 4. Pre-Zoning- The site must be "Pre-Zoned" to a City zoning district consistent with the General Plan prior to annexation application to LAFCO. A zoning designation of "Specific Plan" is recommended by Staff.
 5. Development Agreement- A Development Agreement will be required to secure community benefits (such as the 20-acre park), timing for public improvements, and vest development rights.
 6. Tentative Tract Map – to create parcels, rights of way and related reservations.
 7. Residential Planned Development Permit(s) (optional) – Depending on the project timing and construction phasing, you may wish to include an application for a Residential Planned Development Permit with the initial application for each project or planning area within the Specific Plan. This could also be deferred to a subsequent phase.
 8. It is expected that an Environmental Impact Report or amendment to the City's 2050 General Plan Program Environmental Impact Report will be required to analyze potential impacts associated with the proposed development.
 9. City Processing Timeline- Due to the project's complexity and size, City entitlement is generally estimated to take 16 to 24 months following the acceptance of a complete application.
- C. SOAR Ordinance & Voter Initiative- The site is located outside the City Urban Restriction Boundary (CURB). Expanding the CURB requires voter approval. Please note the following critical clarifications regarding this process:
1. City-Only Vote- Contrary to prior discussions, expanding the CURB for this site requires a vote of City of Moorpark voters only, not a county-wide vote.
 2. Sequencing- The City must certify the CEQA environmental review and approve the project entitlements before the item can be placed on the ballot for voters.
 3. Sphere Alignment: The City's Sphere of Influence (SOI) must be coterminous with the CURB; therefore, the SOAR vote and SOI amendment must result in aligned boundaries.
- D. LAFCO & Annexation Process- The City of Moorpark will act as the "Lead Agency" for CEQA, and applicant to LAFCO for the annexation. LAFCO will participate as a "Responsible Agency". LAFCO processing can only commence after the City has completed the General Plan Amendment, Pre-Zoning, and CEQA review.
1. Sphere of Influence (SOI) & Municipal Service Review (MSR)- The project site will require an amendment to the City's Sphere of Influence. If the current Municipal Service Review (MSR) does not account for this specific expansion, the applicant must fund an update to the MSR to demonstrate the City's capacity to provide services.
 2. Prime Agricultural Land- LAFCO policy strictly scrutinizes the conversion of prime agricultural land. The applicant must provide an Agricultural Conversion Study justifying the loss of productive farmland and demonstrating that no non-prime alternatives exist.
 3. Agricultural Mitigation (1:1)- LAFCO policies strictly scrutinize the conversion of Prime Agricultural land. Please anticipate a requirement for 1:1 mitigation,

necessitating the preservation of equivalent agricultural land elsewhere (like-for-like). Staff recommends reviewing the Santa Paula East Area 1 annexation (Staff Report dated 3/16/2011) as a precedent for how this mitigation is applied. Note that the site is not located in an established Greenbelt, which removes one layer of regulatory constraint.

4. Process Timing- The City must first complete its CEQA review and approve the entitlements (Pre-Zoning, GPA, etc.) *before* an application can be filed with LAFCO.
5. Contiguity- The project area must be contiguous to the existing City boundary to be eligible for annexation and creates a logical service area.
6. Fiscal Impact Analysis (FIA)- Annexations must be fiscally neutral or positive. A comprehensive FIA will be required to project ongoing municipal costs (police, fire, road maintenance) versus projected revenues. This analysis is critical for the "Plan for Services" required by LAFCO.
7. LAFCO Processing Timeline- Due to the project's complexity and size, the LAFCO process is estimated to take 4 to 5 months following the acceptance of a complete application. This timeline includes:
 - i. Approximately 2 months for distribution to impacted districts.
 - ii. Approximately 2 months for LAFCO hearing scheduling.
 - iii. 30-day reconsideration period post-approval.
 - iv. LAFCO approval is valid for one year, with a single opportunity for a one-year extension.
8. Site Plan Comments – Reorient commercial space to more usable width with consideration for loading areas, trash service, etc. where these elements would not result in impacts to existing or proposed residents.

Public Works Department

1. A Traffic Impact Analysis (TIA) will be required. It must analyze the two proposed access points on Los Angeles Avenue, specifically evaluating sight distance and the need for deceleration lanes. The study must also calculate the project's fair share contribution toward the City's Traffic Impact Mitigation Fee (TIMF) program.
2. Hydrology & Drainage- The project is located immediately upstream of the Buttercreek subdivision. A Master Drainage Plan will be required to demonstrate that no increase in peak flow will be directed toward existing downstream infrastructure. On-site detention/retention will likely be required.
3. Right-of-Way- Dedication of frontage improvements along Los Angeles Avenue will be required consistent with the City's Circulation Element.
 - a. Frontage Improvements- Full frontage improvements along Los Angeles Avenue including curb, gutter, sidewalk, streetlights, and landscaping will be required per City Standard Details.
 - b. Dedication- Provide for right-of-way dedication to achieve the ultimate half-width of Los Angeles Avenue as designated in the Circulation Element.
4. Hydrology & Stormwater Quality (MS4 Permit)
 - a. Technical Guidance Manual (TGM)- The project is subject to the Ventura County MS4 Permit. The Master Drainage Plan must demonstrate compliance with the Ventura County Technical Guidance Manual (TGM) for Stormwater Quality Control Measures.
 - b. Retention Requirement- The site design must capture and retain the runoff from the 85th percentile storm event on-site. Given the location immediately upstream of the Buttercreek subdivision, the hydrology report must

demonstrate "Zero Net Increase" in runoff flow rates to protect downstream infrastructure.

Parks & Recreation

1. Parkland Programming- The 20-acre dedication is acknowledged; the Specific Plan must detail the programming (active sports fields vs. passive trails) to ensure it meets community needs.
2. Maintenance Mechanism- The City General Fund will not absorb maintenance costs for the new park, trails, or greenbelts. The formation of a Community Facilities District (CFD) or Landscape Maintenance District (LMD) will be required to fund perpetual maintenance.
3. Trail Connectivity- The proposed regional trails must connect logically to the existing City trail network to the east (Buttercreek) and planned regional trails.
4. A Community Facilities District, or other funding mechanism, shall be established to provide funding for public roadways, parks, and landscape improvements.
5. The Community Park must provide for active amenities identified as deficient in the most current version of the Parks and Recreation Master Plan, including but not limited to lighted baseball fields, volleyball courts, and multi-use fields, a concession building, picnic pavilions, children's play areas, and a splash pad.
6. The public trail network must include areas with outdoor exercise equipment and a variety of pocket parks for picnicking and other passive uses.
7. Consider installing artwork at certain key areas and along the trail network.
8. Refer to the most current version of the Arroyo Simi Trail Master Plan. The trail network must include an improved trail along the north side of the Arroyo Simi adjacent to the project site, and between the project site and Tierra Rejada Road, including an improved trailhead with gateway feature at Tierra Rejada Road.
9. Refer to the City's Landscape Standards and Guidelines for design criteria related to development projects and landscaping within the public right-of-way.

Building & Safety Division

1. Code Compliance- All new construction must comply with the current California Building Standards Code (CBSC) adopted at the time of permit application.
2. Demolition & Grading- Demolition of the existing packing house requires separate permits and hazardous materials clearance (asbestos/lead). A precise grading plan must address the site's 2% slope and ensure proper pad elevations.
3. Geotechnical Hazards- The application notes potential liquefaction. A preliminary soils and geotechnical report will be required to define these limits and propose structural mitigation.
4. High fire construction will be required for property inside of the Very High Fire Severity Zone.
5. Solar panels will be required.
6. Public areas require accessible path of travel to public right of way.
7. Commercial areas require accessible path of travel throughout.
8. Commercial/public parking must comply with Chapter 11B of the California Building Code.
9. Commercial areas may require a 60-foot yard around structures depending on square footage and occupancy type.

10. Any construction inside of flood plain must comply with FEMA Floodplain Construction Standards as modified by the City of Moorpark Municipal Code.

Ventura County Air Pollution Control District

1. Air Quality Assessment- The project must quantify emissions for both the construction phase (grading 126 acres) and operational phase (700 households). The Air Quality Assessment must evaluate if construction or operational emissions exceed the VCAPCD significance thresholds of 25 pounds per day for Reactive Organic Compounds (ROC) and Nitrogen Oxides (NOx).
2. Dust Control- Strict adherence to VCAPCD Rule 55 will be required during the demolition of the packing house and mass grading. Strict adherence to VCAPCD Rule 55 is mandatory during the demolition of the packing house and grading of the 126-acre site. A Dust Control Plan implementing Best Available Control Measures (BACM) will be a condition of approval.
3. Nuisance- The project design must address potential odors and nuisances, particularly at the interface with any remaining agricultural operations.
4. See Exhibit 2 (Ventura County Air Pollution Control District Memo) for additional comments.

Ventura County Public Works

1. Water Supply Assessment (WSA)- Because the project proposes 700 residential units, it exceeds the statutory threshold of 500 units established by Senate Bill 610. Consequently, a formal Water Supply Assessment (WSA) is mandatory. Please coordinate with the District to demonstrate a sufficient 20-year water supply under normal, dry, and multiple-dry year scenarios.
2. Infrastructure Capacity & Hydraulic Modeling- A hydraulic model will be required to verify that the existing 12-inch water mains at the site perimeter can support the project's fire flow and domestic demands. The modeling must confirm that service to the new development will not degrade pressure for existing customers and determine if the site can be adequately served by the current pressure zone.
3. See Exhibit 1 (Ventura County Water Memo) for additional comments.

Ventura County Fire Department

1. Code Compliance- Applicant shall comply with all current Ventura County Fire Protection District Codes, Ordinances, and Standards.
2. Very High Fire Hazard Severity Zone – The site is in a Very High Fire Hazard Severity Zone and all structures shall meet hazardous fire area building code requirements. Contact the Building Department regarding requirements.
3. Fire Protection Plan- A fire protection plan shall be submitted to the Fire Code Official for this project as part of the formal development planning application review.
4. Apparatus Access Roads – Fire apparatus access roads shall comply with Public Road Standards, currently adopted Ventura County Fire Apparatus Access Code, and Ventura County Fire Department Fire Apparatus Access Standard, whichever is most restrictive.
5. Fire-Flow Verification - The minimum fire-flow required shall be determined as specified by the current adopted edition of the California Fire Code Appendix B with adopted Amendments and the applicable Water Works Manual for the jurisdiction (whichever is more restrictive).

6. Fire Hydrant(s) Required - Fire hydrant(s) shall be provided in accordance with the current adopted edition of the California Fire Code, Appendix C and adopted amendments.
7. Fire Sprinklers - All structures shall be provided with an automatic fire sprinkler system in accordance with California Building Code and California Fire Code requirements, and current Ventura County Fire Ordinance at the time of building permit application.
8. Fire Alarm System - A fire alarm system shall be installed in all buildings in accordance with the current California Building Code and California Fire Code requirements at the time of building permit application.
9. Fire Code Permits - Applicant and/or tenant shall obtain all applicable Operational Fire Code Permits prior to occupancy or use of any system or item requiring an operational permit in accordance with Section 105 of the California Fire Code.

To proceed to a City Council Community Economic Development Committee agenda, please provide a written response acknowledging these comments. These comments will carry forward and be presented to the CEDC and Council, however no revisions are required at this time.

If you have questions, please contact Gene Burse, Deputy Community Development Director, directly at 805-517-6234 or by email at gburse@moorparkca.gov.

Respectfully,

Gene Burse, AICP
Deputy Community Development Director

CC: Doug Spondello, AICP, Community Development Director

Attachments:

Exhibit 1- Ventura County Water Memo

Exhibit 2- Ventura County Air Pollution Control District Memo