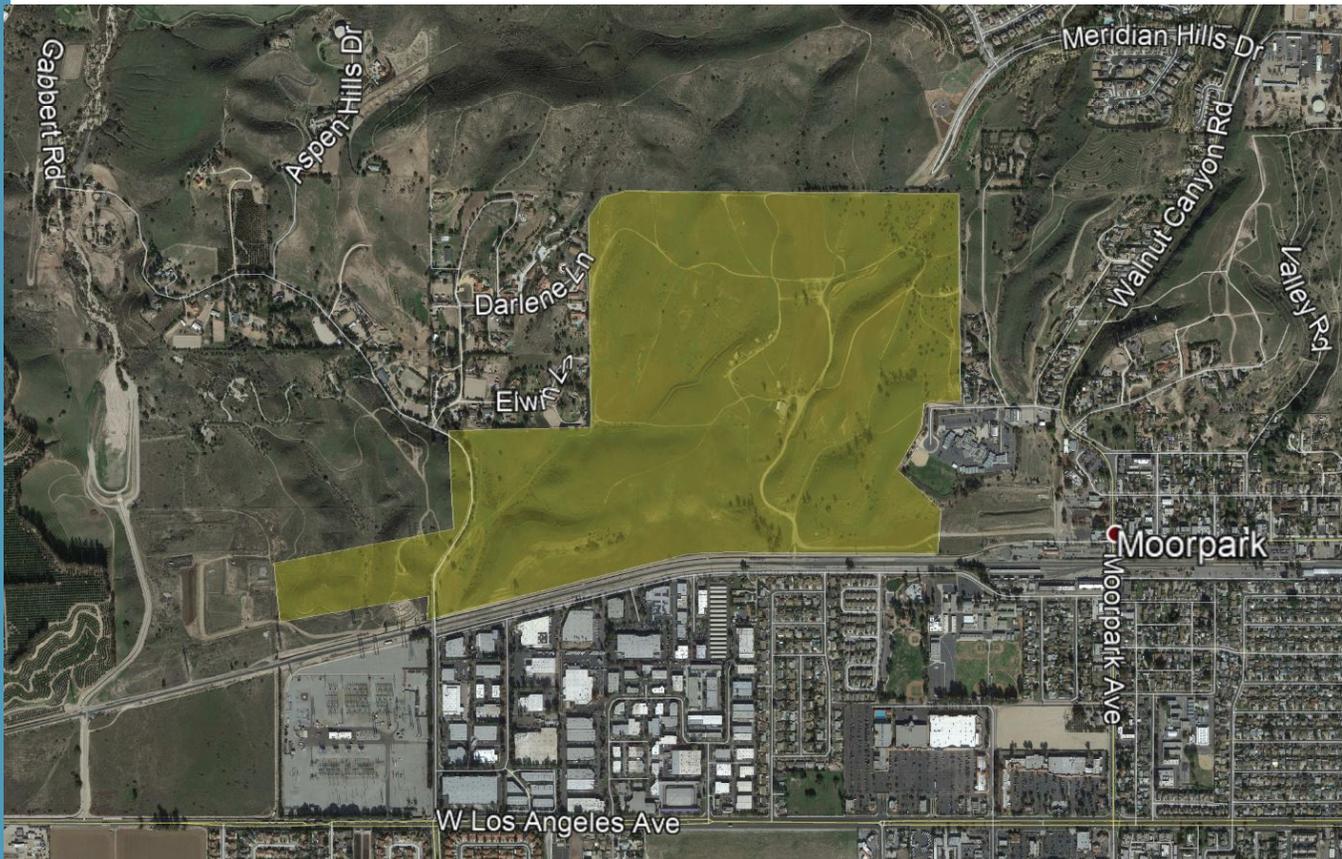


Draft Environmental Impact Report
for the
Proposed Hitch Ranch Specific Plan
SCH # 2019070253



Prepared by:

**IMPACT
SCIENCES**

811 W. 7th Street
Suite 200
Los Angeles, CA 90017

Prepared for:

City of Moorpark
799 Moorpark Avenue
Moorpark, CA 93021

February 2022

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1.0 EXECUTIVE SUMMARY

INTRODUCTION

The Hitch Ranch Specific Plan (SP 2019-01) environmental impact report (EIR) has been prepared to evaluate the potential environmental impacts associated with the Hitch Ranch Specific Plan project (Plan, proposed project). This Draft EIR has been prepared in conformance with the California Environmental Quality Act (CEQA) Statute (California Public Resources Code Section 21000 et seq.), State CEQA Guidelines (Title 14, California Code of Regulations, Chapter 3, Section 15000 et seq.), and the rules, regulations, and procedures for implementation of CEQA as adopted by the City of Moorpark (City). It is intended to serve as an informational document for public agency decision makers and the general public on the objectives and components of the proposed project, significant environmental impacts that may be associated with the planning, construction, and operation of the project, and appropriate feasible mitigation measures and alternatives that may be adopted to reduce or eliminate these significant impacts. The City of Moorpark is the lead agency under CEQA and is responsible for preparing the Hitch Ranch Specific Plan EIR (State Clearinghouse No. 2019070253). The City, as the lead agency, will review and consider the Hitch Ranch Specific Plan EIR in its decision to approve, conditionally approve, revise, or deny the proposed project.

*The City of Moorpark, which has the principal responsibility for processing and making a decision on the project, and other public agencies (i.e., responsible and trustee agencies) that may use the EIR in their decision-making or permitting processes will consider the information in this Draft EIR along with comments and responses that are generated during the CEQA process. Responsible and trustee agencies are identified in **Section 2.0, Project Description**. In addition, the EIR is the primary reference document in the formulation and implementation of a Mitigation Monitoring and Reporting Program for the proposed project.*

In accordance with CEQA, public agencies are required to make findings for each environmental impact of the project identified in the EIR. If the lead agency and responsible and trustee agencies decide that the benefits of the proposed project outweigh any identified unmitigated significant environmental effects, they will be required to adopt a statement of overriding considerations supporting their actions.

*The actions involved in the implementation of the proposed project are described in **Section 2.0, Project Description**. Other agencies that may have discretionary approval over the project, or components thereof, are also described in **Section 2.0**.*

1.1 PROJECT LOCATION

Regionally, the project site is located in southeastern Ventura County between the Simi Hills and Little Simi Valley. Locally, the project site is located in the rolling hills north of Poindexter Avenue and west of Moorpark Avenue (State Route 23) and Walnut Canyon Elementary School. Specifically, the site is approximately 277.30 acres, is located approximately 900 feet west of State Route 23, and extends approximately 1,400 feet west of Gabbert Road. The regional location map (**Figure 1.0-1, Regional Location**) and site vicinity map (**Figure 1.0-2, Local Vicinity Map**) illustrate the project site from both a regional and local context.

1.2 PROJECT DESCRIPTION

From a CEQA perspective, the project being analyzed in this EIR is known as the “Hitch Ranch Specific Plan” project including:

- General Plan Amendment No. 2020-01;
- Zone Change No. 2019-01;
- Specific Plan No. 1 / 2019-01
- Tentative Subdivision Map No. 2019-01 for Tract No. 5708; and
- Development Agreement No. 2019-01.

This Draft EIR assesses the potential individual and cumulative impacts that could result from the adoption and implementation of a specific plan, general plan amendment, zone change, tentative tract map, development agreement, and related approvals that would allow the development described in the Hitch Ranch Specific Plan on the Hitch Ranch site. These permits are the first phase of entitlements. The second phase will include final maps and residential planned development permits (RPD)s for each planning area within the specific plan area. This EIR analyzes environmental impacts associated with all phases of the project will apply to all phases of the project.

The Hitch Ranch Specific Plan (and associated actions) as shown in **Figure 1.0-3, Specific Land Use Plan**, illustrates the proposed land plan on the approximately 277-acre project site: **Table 1.0-1, Hitch Ranch Specific Plan Proposed Land Use Data**, provides a summary of the proposed project in terms of the number of dwelling units, acreage of non-residential uses, and facility improvements anticipated within the Specific Plan. A 23.44-acre parcel (City Donation Parcel) within the Specific Plan area would be donated to the City of Moorpark for future development by the City of Moorpark as an affordable

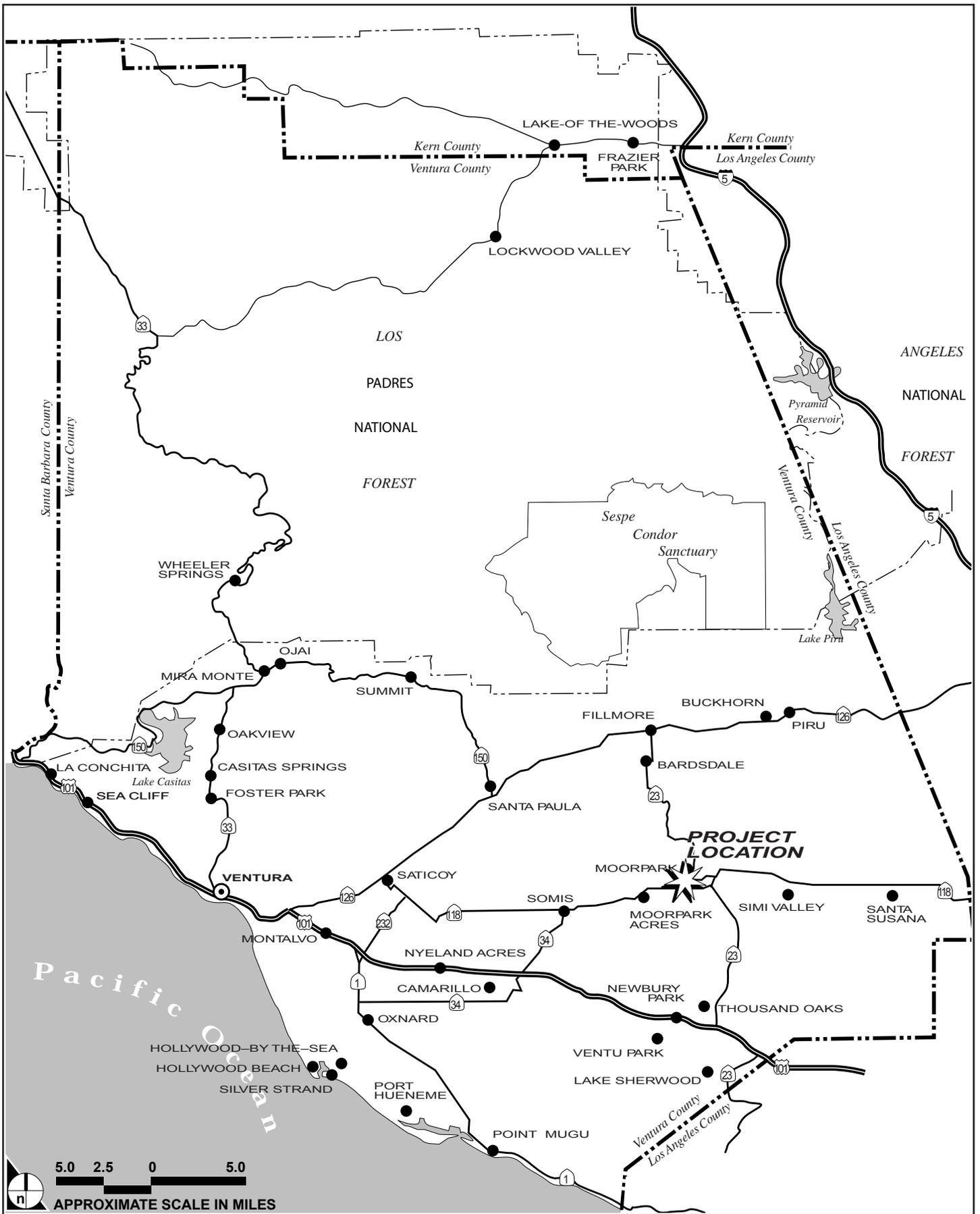
housing site. Additionally, the improved parcel will include an approximately seven-acre detention basin (Basin 3) that will be developed as a passive-use public park.¹

General Plan Amendment: The General Plan Amendment updates the existing General Plan Land Use map for the Hitch Ranch Specific Plan area (General Plan designation SP-1 Hitch Ranch Specific Plan) by designating the 23.44-acre City Donation Parcel as “Very High Density Residential” (VH), consistent with the City of Moorpark Ordinance Number 421 and Zoning Ordinance Amendment Number 2013-03, adopted September 11, 2013.

The Circulation Element is also amended with the extension of High Street westward to Gabbert Road, the revision of North Hills Parkway from a six-lane arterial roadway to a four-lane arterial roadway and deletion of a traffic signal at North Hills Parkway and Gabbert Road. **Figure 1.0-4 City of Moorpark General Plan Existing and Proposed** illustrates these updates.

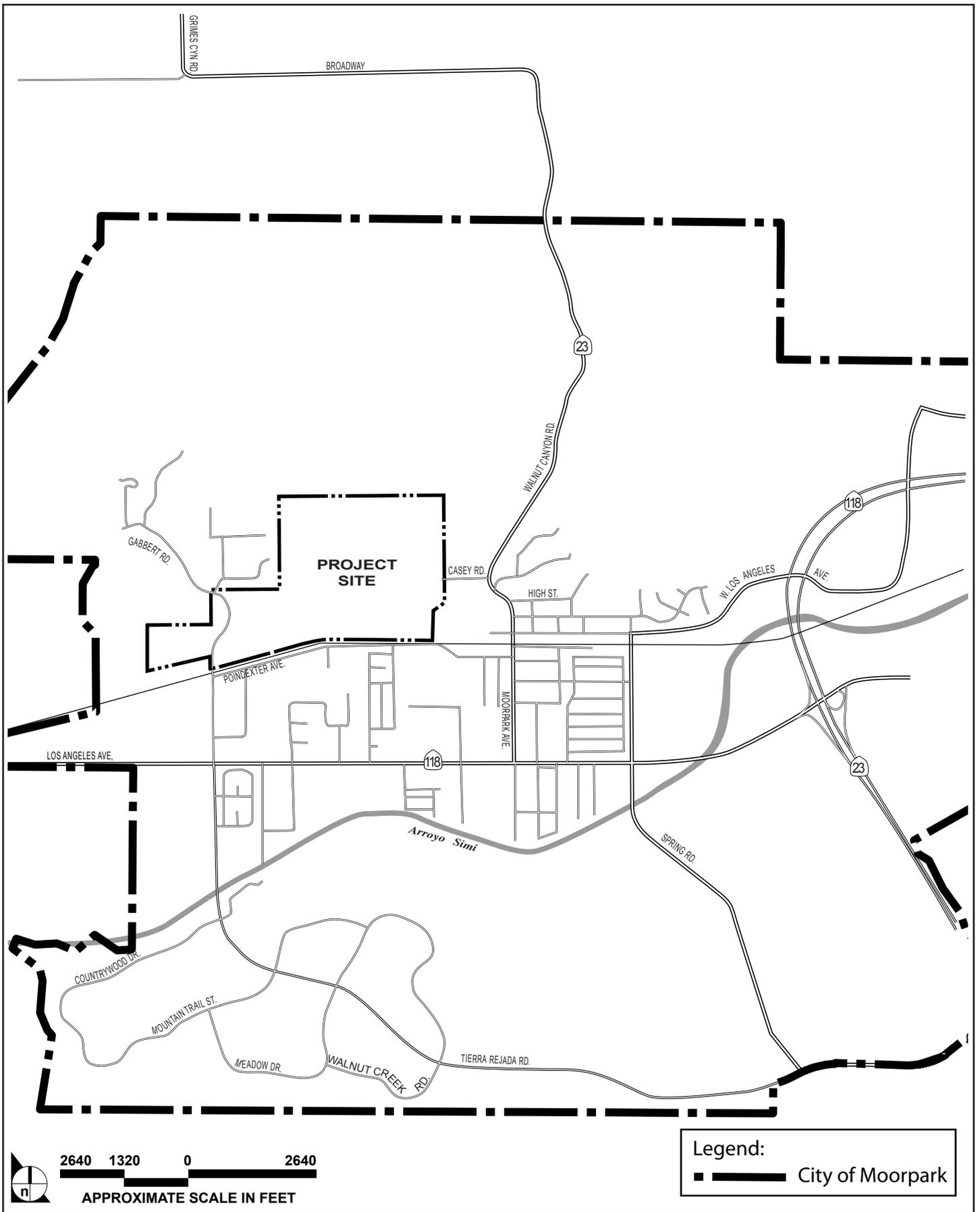
Zoning Map Amendment: The Zoning Map Amendment includes designating the proposed project area as the ‘Hitch Ranch Specific Plan’, retaining the designation of approximately 11 acres owned by Southern California Edison in the southwest corner of the Hitch Ranch Specific Plan as “Agricultural-Exclusive” (AE), consistent with City zoning of adjacent Electrical Transmission Corridor land owned by Southern California Edison. Approximately six acres of the Walnut Canyon School property on the eastern edge of the Hitch Ranch Specific Plan is to remain “Agricultural Exclusive” (AE) consistent with the existing City zoning of this land owned by the Moorpark Unified School District. The 23.44-acre City Donation Parcel will be realigned to the south, and will remain designated “RPD-20U-N-D”, consistent with the City of Moorpark Zoning Map and the General Plan Housing Element. **Figure 1.0-5, City of Moorpark Zoning Existing and Proposed** illustrates these updates.

¹ In this context, “passive” denotes a park that does not have sports fields or other facilities, such as sports courts or restrooms.



SOURCE: Impact Sciences, 2020

FIGURE 1.0-1



SOURCE: Impact Sciences, 2020

FIGURE 1.0-2

HI TCH RANCH SPECIFIC PLAN
 LAND USE STATISTICAL SUMMARY - January 2022

Area/Description:	Land Use:	Acres:	Dwelling Units	%
Planning Area 1	SFD Units & Private Streets	25.21	70	46
	Natural Open Space	17.33		31
	Manufactured Slopes	12.87		23
	Subtotal	55.41	70	100
Planning Area 1A	Recreation Lot	3.12		51
	Manufactured Slopes	3.06		49
	Subtotal	6.08		100
Planning Area 2	SFD Units & Private Streets	32.27	188	52
	Natural Open Space	7.45		13
	Manufactured Slopes	16.55		30
	Passive Recreation Lot	1.55		2
	Water Quality Treatment (Lot AE)	2.38		4
	Subtotal	62.28	188	100
Planning Area 3	SFD Units & Private Streets	17.28	160	53
	MFD Units & Private Streets	6.93	93	27
	Open Space	1.60		5
	Manufactured Slopes	4.06		12
	Recreation Lot	0.93		3
	Subtotal	32.80	253	100
Planning Area 4	Multi-family Dwelling Units	8.28	235	72
	Manufactured Slopes	3.39		28
	Subtotal	11.67	235	100
Open Space	Open Space (Lots W-V)	28.78		100
	Subtotal	28.78		100
Public Facilities	Public Streets	31.66		56
	UCWPD Esplanade (Lot AG)	2.68		5
	Detention Basin 2 (Lot G)	5.96		10
	Detention Basin 2A (Lot H)	3.57		6
	Detention Basin 2B (Lot V)	6.30		11
	City Park (Lot AE)	6.77		12
	Subtotal	57.92		100
	TOTAL	253.86		
	Market Rate Units		620	
	Affordable Apartments		135	
Lot 378	City Donation Parcel (Basin 3 Parc - 123 Ac.)	23.44		100
	GRAND TOTAL	277.30		

--- PROJECT BOUNDARY



SOURCE: Comstock Homes, 2022.

FIGURE 1.0-3

Specific Plan Proposed Land Use Map

**Table 1.0-1
Hitch Ranch Specific Plan Proposed Land Use Data**

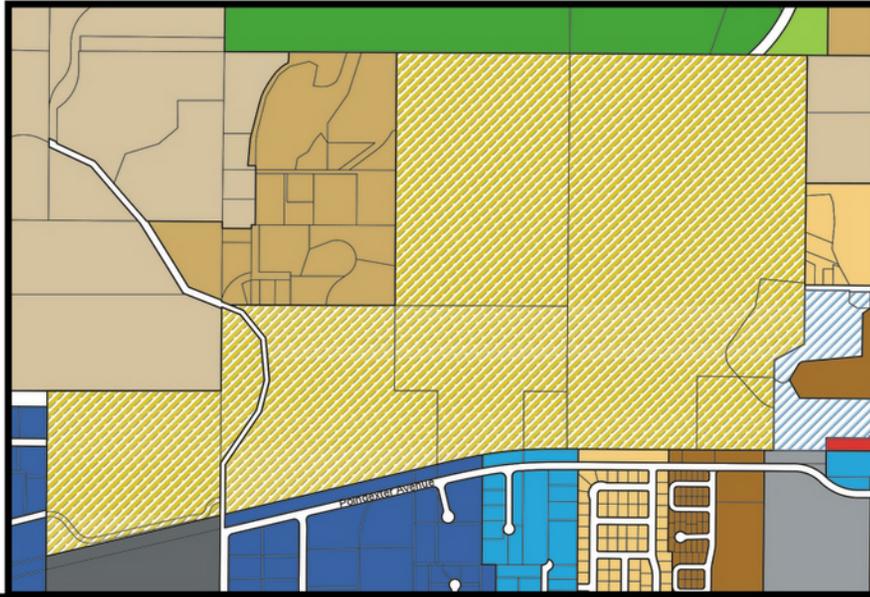
Area	Land Use	Acres	Dwelling Units (du)	Percentage of Land Use
Planning Area 1 (Lots 1-79, A, B, E-G, S1-S4)	SFD Units & Private Streets	25.21	79 du	46
	Natural Open Space	17.33		31
	Manufactured Slopes	<u>12.87</u>		<u>23</u>
	Subtotal	55.41	79 du	100
Planning Area 1A (Lots C & D)	Recreation Lot	3.12		51
	Manufactured Slopes	<u>2.96</u>		<u>49</u>
	Subtotal	6.08		100
Planning Area 2 (Lots 80-267, J-U, AA-AC, S5-S15)	SFD Units & Private Streets	32.27	188 du	52
	Natural Open Space	7.40		12
	Manufactured Slopes	18.55		30
	Passive Recreation Lot	1.55		2
	Water Quality Treatment (Lot AC)	<u>2.33</u>		<u>4</u>
	Subtotal	62.10	188 du	100
Planning Area 3 (Lots 268-376, I, AF-AJ, S16-S28)	SFD Units & Private Streets	17.28	160 du	53
	MFD Units & Private Streets	8.93	93 du	27
	Natural Open Space	1.60		5
	Manufactured Slopes	4.06		12
	Recreation Lot	<u>0.93</u>		<u>3</u>
	Subtotal	32.80	253 du	100
Planning Area 4 (Lot 377)	Multi-Family Dwelling Units	8.45	235 du	72
	Manufactured Slopes	<u>3.22</u>		<u>28</u>
	Subtotal	11.67	235 du	100
Open Space (Lots W-Y)	Open Space	28.78		100
Public Facilities	Public Streets	31.66		56
	VCWPD Easement (Lot AD)	2.68		5
	Detention Basin 2 (Lot Z)	5.94		10
	Detention Basin 2A (Lot H)	3.67		6
	Detention Basin 2B (Lot V)	6.30		11
	City Park (Lot AE)	<u>6.77</u>		<u>12</u>
	Subtotal	57.02		100
	Project Total	253.86	755 du	
Lot 378	City Donation Parcel (Basin 3 Park = 7.23 acres)	23.44		100
	Grand Total	277.30 Acres	755 du	

Note:

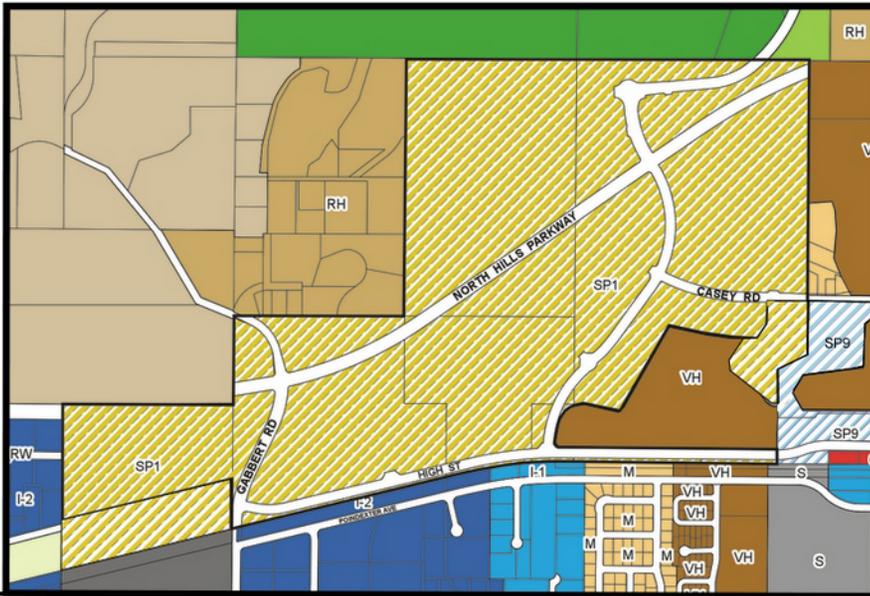
- The number of units within any Planning Area may be refined during the course of subsequent City review and approvals, provided that the total number of units within the Project does not increase beyond the total shown in this table.

Source: Development Planning Services / Comstock Homes, November 2021

Existing



Proposed



SP-1
Hitch Ranch Specific Plan

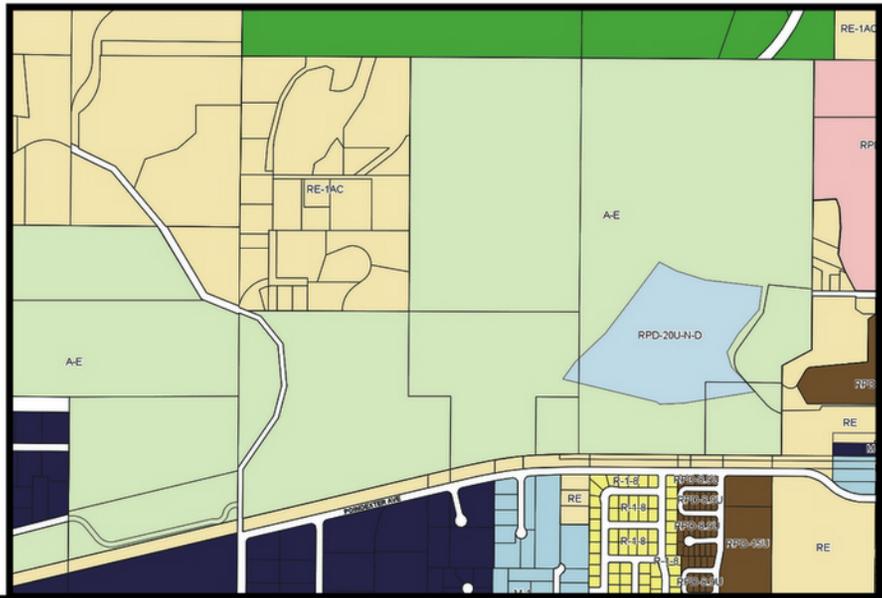


VH
Very High Density Residential
(15Du/Ac)

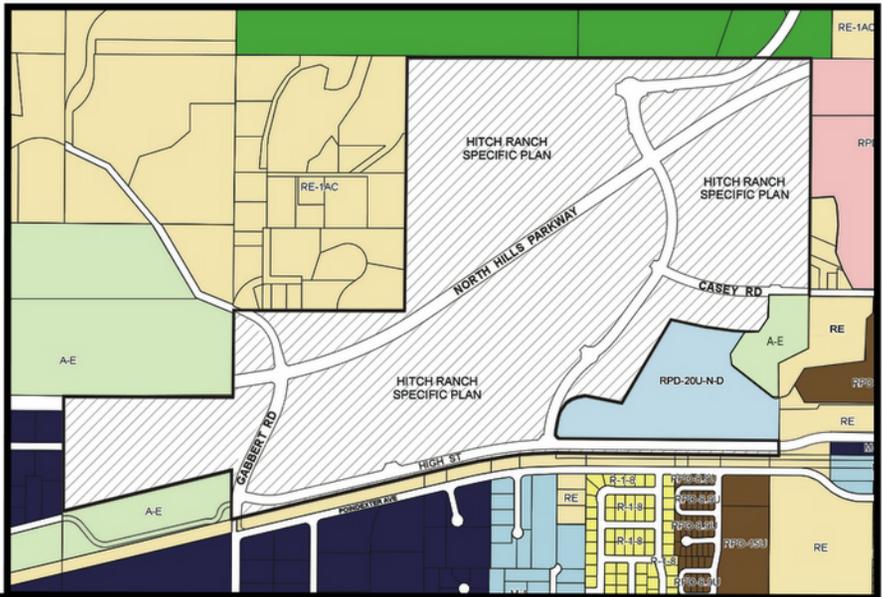
SOURCE: DPS, August 2021.

FIGURE 1.0-4

Existing



Proposed



-  AE
Agricultural Exclusive
-  RPD-20DU-N-D
-  Hitch Ranch Specific Plan

SOURCE: DPS, August 2021.

FIGURE 1.0-5

1.3 SCOPE OF THE EIR

Pursuant to the California Environmental Act (CEQA), this Draft EIR addresses the potential environmental effects of the proposed Hitch Ranch project, as well as the potential cumulative effects of the proposed Hitch Ranch project plus other reasonably foreseeable developments near the community. This Draft EIR also considers alternatives to the project. The scope of the Draft EIR includes issues identified by the City of Moorpark during the preparation of the Initial Study and Notice of Preparation, as well as environmental issues raised by agencies and the general public in response to the scoping process and the Initial Study and Notice of Preparation, as described below.

1.3.1 Scoping Process

In compliance with the *State CEQA Guidelines*, the City of Moorpark has taken steps to maximize opportunities to participate in the environmental process. An Initial Study and Notice of Preparation (NOP) were distributed on July 10, 2019, to federal, state, regional, and local government agencies, and other interested parties to solicit comments and inform the public of the proposed project. The project was described, potential environmental effects associated with project implementation were identified, and agencies and the public were invited to review and comment on the Initial Study and NOP. The NOP review and comment period closed on August 8, 2019; although letters received later were accepted and evaluated as part of the preparation of this Draft EIR. A scoping meeting to collect oral comments on the scope of the EIR was conducted by the Planning Commission on July 23, 2019, at 7:00 p.m. at City Hall, 799 Moorpark Avenue, Moorpark in the Council Chambers.

The following environmental issues were identified through preparation of the Initial Study and through the scoping process as being potential impacts associated with implementation of the Hitch Ranch Specific Plan project and are addressed in this Draft EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Circulation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Specific impact topics were identified for each of these environmental issues and are discussed in this Draft EIR with respect to existing conditions, potential impacts, the significance of these potential impacts, and proposed mitigation for significant impacts.

Other sections required by CEQA include a discussion of growth inducement, cumulative impacts, significant irreversible environmental changes, and significant environmental effects that cannot be avoided. A discussion of alternatives to the proposed project is also presented in this Draft EIR.

1.3.2 Areas of Concern Known to the Lead Agency

This Draft EIR identifies the areas of environmental concern and environmental issues to be resolved, which are known to the City of Moorpark or were raised by agencies and the public during the scoping process. The City has identified many of these concerns during the preparation of the Initial Study and Notice of Preparation. It should be noted that not all of these issues are related to environmental effects of the Project. The following summarizes the primary areas of concern that have been identified and where they are addressed in this Draft EIR:

- Project compatibility with on-site and surrounding land uses (**Section 3.1, Aesthetics; Section 3.10, Land Use and Planning**)
- Regional and local traffic (**Section 3.15, Transportation; Section 3.10, Land Use and Planning**)
- Provision of adequate infrastructure and services (**Section 3.13, Public Services, Section 3.17, Utilities and Service Systems**)
- Effects on biological resources (**Section 3.3, Biological Resources**)
- Appropriateness/intensity of proposed land uses (**Section 3.10, Land Use and Planning**)
- Effects on groundwater and surface water quality (**Section 3.7, Geology and Soils; Section 3.9, Hydrology and Water Quality**)
- Aesthetic changes to the site associated with project implementation (**Section 3.1, Aesthetics**)
- Hillside Ordinance analysis (**Section 3.1, Aesthetics, Section 3.6, Geology and Soils**)
- Concerns regarding exposure to radon (**Section 3.8, Hazards and Hazardous Materials**)

1.3.3 Issues to be Resolved

The issues to be resolved by the City of Moorpark include a decision on the alternatives, which include the proposed project, and whether or how to mitigate the environmental effects of the project. The City will need to determine if the type and intensity of development proposed for the Hitch Ranch Specific Plan site is appropriate for the site.

1.4 SIGNIFICANT ENVIRONMENTAL IMPACTS AND MITIGATION PROGRAM

1.4.1 Definitions of Key Terminology

This EIR identifies those adverse environmental impacts that are expected to be "significant," and corresponding mitigation measures that are proposed to eliminate or reduce those impacts to less-than-significant levels. Where it is determined in this report that a particular impact cannot be mitigated to a less-than-significant level, the EIR identifies that impact as "unavoidable." These particular EIR terms ("significant," "unavoidable," "mitigation") and other key CEQA terminology used in this report are defined as follows:

Significant/Potentially Significant Impact: "Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic and aesthetic significance. (CEQA Guidelines, section 15382.) However, an economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant." (CEQA Guidelines, section 15382.)

Significant Cumulative Impact: "Cumulative impacts" are defined as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." (CEQA Guidelines, section 15355.)

Significant Unavoidable Impact: "Unavoidable significant impacts" are defined as those significant adverse environmental impacts for which either no mitigation or only partial mitigation is feasible. If the project is to be approved without imposing an alternative design, the Lead Agency (the City) must include in the record of the project approval a written statement of the specific reasons to support its action--i.e., a "statement of overriding considerations" (CEQA Guidelines, sections 15126.2(b) and 15093(b).)

Significance Criteria: The criteria used in this EIR to determine whether an impact is or is not “significant” are based on (a) CEQA-stipulated “mandatory findings of significance” —i.e., where any of the specific conditions occur under which the Legislature and the Secretary of Resources have determined to constitute a potentially significant effect on the environment, which are listed in CEQA Guidelines section 15065; (b) the relationship of the project effect to the adopted policies, ordinances and standards of the City and of responsible agencies; and/or (c) commonly accepted practice and the professional judgment of the EIR authors and Lead Agency staff.

Mitigation Measures: For each significant impact, the EIR must identify a specific "mitigation" measure or set of measures capable of "(a) avoiding the impact altogether by not taking a certain action or parts of an action; (b) minimizing impacts by limiting the degree or magnitude of the action and its implementation; (c) rectifying the impact by repairing, rehabilitating, or restoring the impacted environment; (d) reducing or eliminating the impact over time by preservation or maintenance operations during the life of the action; or (e) compensating for the impact by replacing or providing substitute resources or environments." (CEQA Guidelines, section 15370.)

1.4.2 Summary Table

Table 1.0-2 summarizes each potentially significant environmental effect of the proposed project, the recommended mitigation measures, or alternatives that would reduce or avoid the effect and the level of significance after mitigation. The reader is referred to the full text of this Draft EIR for a detailed description of the environmental effects of the proposed project and feasible mitigation measures.

1.4.3 Potential Impacts Not Found To Be Significant

In accordance with *State CEQA Guidelines* Section 15128, this Draft EIR identifies the possible significant effects that were determined not to be significant and are, therefore, not discussed in detail. Through the preparation of the Initial Study in July 2019 (included as Appendix 1.0 of this EIR), the City of Moorpark determined that an EIR was required to evaluate the potentially significant environmental effects of the proposed project. The following statements identify the items that were checked "No Impact or Less than Significant" on the Initial Study checklist and were not considered significant or applicable to the project, and, therefore, are not addressed in this Draft EIR:

- Agricultural and Forestry Resources:
 - The proposed project would not 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 non-agricultural use.

- The proposed project would not conflict with existing zoning for agricultural use or a Williamson Act contract.
- The proposed project would not 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 proposed project would not result in the loss of forest land or conversion of forest land to non-forest use.
- The proposed project would not involve other changes in the existing environment that, due to their location or nature, could result in conversion of farmland, to non-agricultural use.

(Refer also to **Section 3.10, Land Use** for further discussion regarding Agricultural Resources.)

- Mineral Resources:

- The proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.
- The proposed project would not 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.

1.5 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

A summary of the environmental impacts associated with implementation of the proposed project, mitigation measures included to avoid or lessen the severity of potentially significant impacts, and residual impacts, is provided in **Table 1.0-2, Summary of Impacts and Mitigation Measures**, below.

**Table 1.0-2
Summary of Impacts and Mitigation Measures**

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
Aesthetics			
<p>Impact AES-1 Have a substantial adverse effect on a scenic vista. Implementation of the specific plan would substantially alter the currently available scenic vista.</p>	Significant	<p>AES-1: To help minimize the short-term visual effects of mass grading, all manufactured slopes shall be hydro-mulched in conjunction with the grading process to prevent soil erosion and provide an environment conducive to plant growth. The seed mix used in the hydro-mulch slurry shall consist of a blend of fast-growing annual grasses and summer flowering forbs.</p> <p>AES-2: To minimize the change in the visual character of the site landscape screens must be placed around detention and debris basins in Planning Area 1, and below Planning Area 4 to limit views of these areas. These plantings must emphasize native species and shall comply with the City’s Landscape Guidelines. At maturity, the landscaping shall be of a sufficient size to screen the detention basins.</p>	Significant and Unavoidable
<p>Impact AES-2 Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. Implementation of the specific plan would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.</p>	No Impact	No mitigation is required.	No Impact

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact AES- 3 In non-urbanized 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, conflict with applicable zoning and other regulations governing scenic quality. The project is in an urbanized area, implementation of the specific plan would not conflict with applicable zoning and other regulations governing scenic quality.</p>	<p>Less than Significant</p>	<p>No mitigation is required.</p>	<p>Less than Significant</p>
<p>Impact AES-4 Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. Implementation of the specific plan could result in the creation of new sources of substantial</p>	<p>Significant</p>	<p>AES-3: Prior to issuance of a building permit, a lighting plan prepared by a lighting consultant shall be submitted to the City of Moorpark Department of Community Development for review and approval by the Community Development Director. The lighting plan shall incorporate 0.5 foot-candle as a threshold for spill and the minimum streetlamp glare level of 2.0 foot-candles. All fixtures shall utilize shields to direct light downward, and the lighting plan shall also incorporate other “dark sky” friendly measures to the extent feasible. Such measures may include, but are not limited to, the following or other comparable measures:</p> <ul style="list-style-type: none"> • Use lighting fixtures that are adequately shielded to a point below the light bulb and reflector and that prevent unnecessary glare onto adjacent properties. 	<p>Less than Significant</p>

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>light and glare which would adversely affect daytime or nighttime views in the area.</p>		<ul style="list-style-type: none"> • Restrict the operation of outdoor lighting for construction and operation activities to the hours of 7:00 a.m. to 10:00 p.m. • Use high pressure sodium and/or cut-off fixtures instead of typical mercury-vapor fixtures for outdoor lighting. • Use unidirectional lighting to avoid light trespass onto adjacent properties. • Design exterior lighting to confine illumination to the project site, and/or to areas which do not include light-sensitive uses. • Provide structural and/or vegetative screening from light-sensitive uses. • Shield and direct all new street and pedestrian lighting away from light-sensitive off-site uses. • Architectural lighting shall be directed onto the building surfaces and have low reflectivity to minimize glare and limit light onto adjacent properties. <p>(Identical to MM BR-13)</p> <p>AES-4: When installed, all street lighting fixtures shall be tested and adjusted to ensure that light levels do not exceed 2.0 foot-candles of glare and 0.5 foot-candle of spill at the project boundaries. Testing of street lighting fixtures shall be conducted by factory-trained and -employed technicians only, contracted for by the master developer and subject to the approval of the Community Development Director. (Identical to MM BR-14)</p>	
Air Quality			
<p>Impact AQ-1 Conflict with or obstruct implementation of the applicable air quality plan.</p> <p>The project would not conflict with or obstruct implementation of the applicable air quality plan.</p>	<p>Less than Significant</p>	<p>No mitigation is required.</p>	<p>Less than Significant</p>
<p>Impact AQ-2 Result in a cumulatively considerable</p>	<p>Significant</p>	<p>VCAPCD Construction Control Measures</p> <p>CM AQ-1: The following control measures provided in the VCAPCD Air Quality</p>	<p>Construction: Less than</p>

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.</p> <p>Implementation of mitigation measures CM AQ-1, CM AQ-2, MM AQ-1 and MM AQ-2 would reduce project construction impacts to less than significant.</p> <p>The day-to-day activities of the project would exceed the VCAPCD threshold of significance for ROC emissions. Feasible mitigation measures are not available to reduce these operational area source emissions.</p>		<p>Assessment Guidelines to minimize the generation of fugitive dust (PM10 and PM2.5), ROC, and NO_x during construction activities shall be implemented during construction of the proposed project:</p> <ul style="list-style-type: none"> • The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust. • Pre-grading/excavation activities shall include watering the areas to be graded or excavated before grading or excavation operations commences. Application of water (preferably reclaimed, if available) should penetrate sufficiently to minimize fugitive dust during grading activities. • Fugitive dust produced during grading excavation and construction activities shall be controlled by the following activities: All graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization material, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. • Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be seeded and watered until grass growth is evident, or periodically treated with environmentally safe dust suppressants to prevent excessive fugitive dust. • Signs limiting traffic to 15 miles per hour or less shall be posted on site. • During periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties), all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by on-site activities and operations from being a nuisance or hazard, either off site or on site. The site superintendent/supervisor shall use discretion in conjunction with the VCAPCD in determining when winds are excessive. • Adjacent streets and roads shall be swept at least once per day, preferably at the end of 	<p>Significant Operational: Significant and Unavoidable</p>

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>the day if visible soil material is carried over to adjacent streets and roads.</p> <ul style="list-style-type: none"> • Personnel involved in grading operations, including contractors and subcontractors, should be advised to wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations. <p>CM AQ-2: During construction contractors shall comply with the following measures to reduce NOx and ROC from heavy equipment as recommended by the VCAPCD in its Ventura County Air Quality Assessment Guidelines:</p> <ul style="list-style-type: none"> • Minimize equipment idling time. • Maintain equipment engines in good condition and in proper tune as per manufacturer’s specifications. • Lengthen the construction period during smog season (May through October) to minimize the number of vehicles and equipment operating at the same time. • Use alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), or electric, if feasible. <p><i>Construction Mitigation Measure</i></p> <p>MM AQ-1: During heavy grading, construction contractors shall comply with the following measures to reduce potential Valley Fever impacts:</p> <ul style="list-style-type: none"> • Hire crews from local populations where possible, since it is more likely that they have been previously exposed to the fungus and are therefore immune. • Require crews to use respirators during project clearing, grading, and excavation operations in accordance with California Division of Occupational Safety and Health regulations. • Require that the cabs of grading and construction equipment be air-conditioned or enclosed with sufficient ventilation and particulate matter filtration systems. • Require crews to work upwind from excavation sites where possible. • Where acceptable to the fire department, control weed growth by mowing instead of disking, thereby leaving the ground undisturbed and with a mulch covering. • During rough grading and construction, the access way into the project site from adjoining paved roadways should be paved or treated with environmentally safe dust control agents. Implementation of VCAPCD CM-AQ-1 (above), control measures provided in the <i>VCAPCD Air Quality Assessment Guidelines</i> will also serve to minimize 	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>the generation of fugitive dust (PM10 and PM2.5).</p> <p>Operational Mitigation Measure</p> <p>The VCAPCD Air Quality Assessment Guidelines recommends that all development projects with significant air quality impacts fully mitigate excess emissions through funding measures for at least three years. Therefore, the following mitigation measure shall be implemented to reduce air quality impacts for the proposed project:</p> <p>MM AQ-3: As part of the project’s Development Agreement, the Project Applicant shall submit payment of fees to the City of Moorpark’s Transportation System Management Fund (Resolution No. 2006-2461). The fees shall be calculated using the procedure outlined in Resolution No. 2006-2461, which relies on the recommendation of the <i>VCAPCD Air Quality Assessment Guidelines</i>. As such, the fees shall be based on the unit cost for ROG in effect at the time the fee is to be paid using the Ventura County Air Quality Assessment Guidelines formula of:</p> $(14 \text{ lbs excess mobile source ROG emissions}) \times (\text{unit cost of ROG}) \times (365 \text{ days of operation}) \times (3 \text{ years}) = \text{total cost}$ <p>The unit cost of ROG shall be calculated by adjusting the year 2000 unit cost of \$5.18 per pound of ROG reduced with an inflation factor calculated by dividing the most recent January Consumer Price Index (All Urban Consumers [All Items 1982-1984=100]) value for the Los Angeles area by the January 2000 Consumer Price Index value for this region of 167.9.</p> <p>The City of Moorpark shall spend or commit the mitigation fees to a mitigation project within five years of receipt of the funds. The funds shall be prioritized for mitigation projects within Moorpark, or if not feasible to be located within Moorpark, shall be used for mitigation projects in other locations within Ventura County. The mitigation funds shall not be used for traffic engineering projects, including but not limited to signal synchronization, intersection improvements, or channelization. The City shall provide a report to the City Council annually on the collection, expenditure, and use of these mitigation fees.</p> <p>Each future entitlement, including but not limited to subdivision maps, planned development permits, and conditional use permits, may be conditioned to pay its proportionate share of the cost to reduce ROG emissions.</p>	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact AQ-3 Expose sensitive receptors to substantial pollutant concentrations.</p> <p>The project could expose sensitive receptors to substantial pollutant concentrations.</p>	Significant	<p><i>Construction Mitigation Measure</i></p> <p>MM AQ-2: For the entire duration of construction period, all off-road equipment greater than 25 horsepower shall have engines rated by the United States Environmental Protection Agency as complying with Tier 4 final emission limits.</p>	Less than Significant
<p>Impact AQ-4 Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.</p> <p>The project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.</p>	Less than Significant	No mitigation is required.	Less than Significant
Biological Resources			
<p>Impact BIO-1 Would the project 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</p>	Significant	<p>BR-1: The applicant shall retain a qualified biologist with a California Department of Fish and Wildlife (CDFW) Scientific Collection Permit and Memorandum of Understanding to conduct preconstruction surveys for the western spadefoot, coastal western whiptail, coast horned lizard, and coast patch-nose snake in areas that would be disturbed within the project site. All western spadefoot, coastal western whiptail, coast horned lizard, and coast patch-nose snake observed within the project site during preconstruction surveys must be relocated, at the approval of the City and CDFW, to an approved site with suitable habitat for these species. Surveys and relocation of spadefoots, lizards, and snakes may occur prior to construction; however, focused surveys must occur within 30 days prior to construction initiation to ensure that no special-status reptiles or amphibians are present within the project site during construction. Survey methods and relocation areas must be reviewed and approved by the CDFW prior to commencement of grading.</p>	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Wildlife (CDFW) or US Fish and Wildlife Service (USFWS).</p> <p>The project could 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 US Fish and Wildlife Service.</p>		<p>BR-2: Thirty days prior to construction activities, a qualified biologist shall conduct CDFW protocol surveys to determine whether the burrowing owl is present at the site. The surveys shall consist of up to three site visits and shall be conducted in areas dominated by field crops, disturbed habitat, grasslands, and along levee locations, if such habitats occur within 500 feet of a construction zone. If located, occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFW verifies through non-invasive methods that either the birds have not begun egg-laying and incubation or that juveniles from the occupied burrows are foraging independently and are capable of independent survival. If a burrowing owl is detected but nesting is not occurring, construction work can proceed after any owls have been evacuated from the site using CDFW-approved burrow closure procedures and after alternative nest sites have been provided in accordance with the CDFW Staff Report on Burrowing Owl Mitigation (10-17-95).</p> <p>Unless otherwise authorized by CDFW, a 500-foot buffer, within which no activity will be permissible, will be maintained between project activities and nesting burrowing owls during the nesting season. This protected area will remain in effect until August 31 or at CDFW's discretion and based upon monitoring evidence, until the young owls are foraging independently.</p> <p>BR-3: Thirty days prior to construction activities in grassland and scrub vegetation a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for San Diego black-tailed jackrabbit and San Diego desert woodrat.</p> <p>If San Diego black-tailed jackrabbits are present, non-breeding rabbits shall be flushed from areas to be disturbed. Dens, depressions, nests, or burrows occupied by pups shall be flagged and ground-disturbing activities avoided within a minimum of 200 feet during the pup-rearing season (February 15 through July 1). This buffer may be reduced based on the location of the den upon consultation with CDFW. Occupied maternity dens, depressions, nests, or burrows shall be flagged for avoidance, and a biological monitor shall be present during construction. If unattended young are discovered, they shall be relocated to suitable habitat by a qualified biologist. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.</p> <p>If active San Diego desert woodrat nests (stick houses) are identified within the disturbance zone or within 100 feet of the disturbance zone, a fence shall be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of the qualified</p>	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>biologist in consultation with CDFW. If young are present, clearing and construction within the fenced area will be postponed or halted until young have left the nest. The biologist shall serve as a construction monitor during those periods when disturbance activities will occur near active nest areas to ensure that no inadvertent impacts to these nests will occur. If avoidance is not possible, the applicant will take the following sequential steps:</p> <ol style="list-style-type: none"> 1. All understory vegetation will be cleared in the area immediately surrounding active nests followed by a period of one night without further disturbance to allow woodrats to vacate the nest; and 2. Each occupied nest will then be disturbed by a qualified wildlife biologist until all woodrats leave the nest and seek refuge off site; and 3. The nest sticks shall be removed from the project site and piled at the base of a nearby hardwood tree (preferably a coast live oak or California walnut). <p>Relocated nests shall not be spaced closer than 100 feet apart, unless a qualified wildlife biologist has determined that a specific habitat can support a higher density of nests. The applicant shall document all woodrat nests moved and provide a written report to CDFW.</p> <p>All woodrat relocation shall be conducted by a qualified biologist in possession of a scientific handling and collecting permit.</p> <p>BR-4: Thirty days prior to construction activities in grassland, scrub, chaparral, oak woodland, streambank, and agriculture habitats, or other suitable habitat, a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for American badger.</p> <p>If American badgers are present, occupied habitat shall be flagged and ground-disturbing activities avoided within 50 feet of the occupied den. Maternity dens shall be avoided during the pup-rearing season (February 15 through July 1) and a minimum 200-foot buffer established. This buffer may be reduced based on the location of the den upon consultation with CDFW. Maternity dens shall be flagged for avoidance, identified on construction maps, and a qualified biologist shall be present during construction. If avoidance of a non-maternity den is not feasible, badgers shall be relocated either by trapping or by slowly excavating the burrow (either by hand or mechanized equipment under the direct supervision of the biologist, removing no more than 4 inches at a time) before or after the rearing season (February 15 through July 1). Any relocation of badgers shall occur only after consultation with CDFW.</p>	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>All badger relocation shall be conducted by a qualified biologist in possession of a scientific handling and collecting permit.</p> <p>BR-5: Disturbed vegetation located on the east-side of Gabbert Road that includes California sagebrush-deerweed scrub, cactus scrub, and blue elderberry stands, which are unsuitable for California Gnat Catcher (CAGN) nesting but used as foraging habitat, shall be replaced at a ratio of 1:1. Although no individuals or breeding territories have been observed within the undisturbed California sagebrush-deerweed scrub to the west of Gabbert Road, impacts to this vegetation shall be replaced at a 2:1 ratio due to its potential to support foraging and nesting CAGN. CAGN habitat shall be restored on site. If a suitable on-site location is not feasible, restoration may occur at a mitigation bank, approved by USFWS prior to issuance of a grading permit or any ground disturbing activities on the Project site. If mitigation requirements cannot be met on-site and/or through the purchase of credits at a mitigation bank, a suitable off-site location may be identified and utilized subject to City and USFWS approval. Moreover, consultation with USFWS in accordance with the federal Endangered Species Act (FESA) will occur prior to issuance of a grading permit or any ground disturbing activities and their recommendations followed. The applicant shall be responsible for obtaining all necessary regulatory agency permits for compliance with the FESA.</p> <p>BR-6: Sixty (60) days prior to scheduled site mobilization, the applicant shall submit a Native Habitat Restoration Plan for the restoration of a native habitat on the site to the satisfaction of the Community Development Director, CDFW, and USFWS, which shall be approved by the aforementioned prior to issuance of a building permit or ground disturbing activities at the project site. At a minimum, the Restoration Plan shall identify all responsible parties/stakeholders, performance standards, success criteria, plant pallet and planting methods, irrigation details and watering schedule, maintenance measures and schedule, monitoring and reporting requirements, contingencies, adaptive management strategies, and funding sources, such as an endowment for long-term management. Native vegetation on the Project site shall be incorporated in the plan at the ratios indicated below:</p>	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures		Level of Significance After Mitigation												
		<table border="1" data-bbox="705 378 1688 714"> <thead> <tr> <th data-bbox="705 378 1346 456">Plant Community</th> <th data-bbox="1346 378 1688 456">Replacement Ratio (area replaced : area impacted)</th> </tr> </thead> <tbody> <tr> <td data-bbox="705 456 1346 500">California sagebrush -deerweed scrub (west of Gabbert Rd)</td> <td data-bbox="1346 456 1688 500">2:1</td> </tr> <tr> <td data-bbox="705 500 1346 544">California sagebrush -deerweed scrub (east of Gabbert Rd)</td> <td data-bbox="1346 500 1688 544">1:1</td> </tr> <tr> <td data-bbox="705 544 1346 587">Blue elderberry stands (disturbed/grazed)</td> <td data-bbox="1346 544 1688 587">1:1</td> </tr> <tr> <td data-bbox="705 587 1346 631">Cactus scrub</td> <td data-bbox="1346 587 1688 631">1:1</td> </tr> <tr> <td colspan="2" data-bbox="705 631 1688 714"> <hr/> <i>Source: Rincon Consultants, Inc., November 2021</i> </td> </tr> </tbody> </table> <p data-bbox="705 764 1688 1240">Once approved, implementation of the Native Habitat Restoration Plan shall be required as a condition of approval of the Tract Map and RPD. The restoration shall be performed in accordance with current best available restoration practices and the applicant (or designee) shall be responsible for maintaining the restoration areas for a period of five years to ensure the successful establishment of the plantings, which shall be extended an additional three years if determined necessary by the Community Development Director. The applicant shall pay the costs for monitoring restoration of the Native Habitat for the full and complete restoration time period, which if extended shall require further payment. If a suitable on-site restoration is not feasible, restoration may occur at a mitigation bank, approved by CDFW and USFWS prior to issuance of a building permit or any ground disturbing activities on the Project site. If restoration requirements cannot be met on site and/or through the purchase of credits at a mitigation bank, a suitable off-site location may be identified and utilized. The off-site location and restoration Plan shall be reviewed and approved by the City prior to issuance of a grading permit and secured prior to any ground disturbing activities on the Project site.</p> <p data-bbox="705 1256 1688 1414">BR-7: All areas temporarily impacted by project grading and construction activities but within the fuel management zone must be revegetated with California native plant species, with densities and spacing consistent with the intent of maintaining fuel management zones as described in the City’s Landscape Standards and Guidance and the Hitch Ranch Fire Protection Plan (refer to Appendix 3.18-A).</p>		Plant Community	Replacement Ratio (area replaced : area impacted)	California sagebrush -deerweed scrub (west of Gabbert Rd)	2:1	California sagebrush -deerweed scrub (east of Gabbert Rd)	1:1	Blue elderberry stands (disturbed/grazed)	1:1	Cactus scrub	1:1	<hr/> <i>Source: Rincon Consultants, Inc., November 2021</i>		
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Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact BIO-2 Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations of the CDFW or USFWS.</p> <p>The project could 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.</p>	Significant	Implementation of Mitigation Measures BR-6 and BR-7 , as listed above.	Less than Significant
<p>Impact BIO-3 Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, <i>etc.</i>) through direct removal, filling, hydrological interruption, or other means.</p> <p>The project could have a substantial adverse effect on state or federally</p>	Significant	<p>BR-8: In order to comply with city, state, and federal regulations regarding impacts to USACE, CDFW and RWQCB jurisdictional areas permitting must be executed pursuant to Section 404 of the federal Clean Water Act and the <i>California Fish and Game Code</i> (Section 1602), for all impacts to WOTUS and streambeds. All conditions of the agreements with these agencies designed to minimize impacts to biological resources shall be implemented.</p> <p>Impacts associated with permanently disturbed areas within regulated waters would be mitigated in-kind at a minimum ratio of 1:1. Mitigation will be completed by providing adequate funding to a conservation bank for re-establishment, rehabilitation or enhancement. Mitigation lands should be located in the regional vicinity of the project site or within the Calleguas Creek Watershed. Note: the final mitigation ratios required by regulatory agencies during the permitting process may differ from those identified above. The applicant shall be responsible for obtaining all necessary regulatory agency permits for compliance with the Clean Water Act and California Fish and Game Code.</p>	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
protected wetlands (including, but not limited to, marsh, vernal pool, coastal, <i>etc.</i>) through direct removal, filling, hydrological interruption, or other means.			
<p>Impact BIO-4 Would the project interfere substantially with the movement of any native or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impedes the use of native wildlife nursery sites</p> <p>The project would not 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.</p>	Significant	<p>BR-9: Within seven (7) days prior to construction or site preparation activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically January 15 through August 30 for raptors and February 15 through September 15 for migratory passerines), the applicant shall have a field survey conducted by a qualified biologist to determine if active nests of bird species protected by the Migratory Bird Treaty Act or the California Fish and Game Code are present in the construction zone or within 300 feet (500 feet for raptors or federally listed endangered or threatened bird species) of the construction zone. If active nests are found, all construction activities within the 300/500 foot buffer zones must be postponed or halted, until the biologist determines that the nest is vacated, juveniles have fledged, and there is no evidence of a second attempt at nesting. The biological monitor shall be able to adjust the size of the buffer zone dependent on the species involved (i.e., non-raptors and common species) and/or allow certain activities within the buffer zone if it can be shown that the activity will not interfere with nesting. The biologist shall serve as a construction monitor during those periods when construction activities would occur near active nest areas to ensure that no inadvertent impacts occur to these nests.</p>	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact BIO-5 Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.</p> <p>The project could conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.</p>	<p>Significant</p>	<p>BR-10: A tree removal permit must be obtained from the City prior to removal of trees that meet the mature tree criteria within the City’s tree ordinance (No. 101). Permits will not be issued until the project has been approved by the City. The loss of trees shall be mitigated by using the appraised value of each removed tree and then applying the value towards upgrading the size of the tree plantings associated with the project. The proposed replacement tree species shall emphasize native species and must be consistent with the City’s Landscape Design Standards and Guidelines to ensure that invasive species will not be used. In accordance with the Landscape Design Standards and Guidelines, ‘enhanced landscaping’ shall be installed that is equal to the value of the trees removed.</p>	<p>Less than Significant</p>
<p>Impact BIO-6 Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.</p> <p>The project onflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.</p>	<p>No Impact</p>	<p>No mitigation is required.</p>	<p>No Impact</p>

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
Indirect Impacts to Biological Resources			
Human and domestic animal presence could impact local biological resources.	Significant	<p>Operational Mitigation</p> <p>BR-11: Following construction, pets and other domestic animals must be prohibited from the remaining open space areas and from any revegetation areas on the project site unless restrained by leash and accompanied at all times by the owner or responsible party. Fencing of sufficient height and design or acceptable landscaping must be constructed between the residential areas and natural areas to the north to discourage domestic animals from entering open space habitat areas. Human access into the open space areas may occur in designated areas along the perimeter of the habitats. Prohibitions against human and domestic animal use in sensitive habitat areas must be established by the Covenants, Conditions, and Restrictions (CC&Rs). A brochure must be prepared by the developer and distributed to all home buyers that explains the purpose and sensitivity of the mitigation area and reasons why residents and their pets are discouraged from using this area. Signage shall be provided at the entrance of trails that are nearby sensitive habitat areas to notify users of the nature of the area and it’s sensitivity.</p> <p>The CC&Rs must also state that no structures shall be constructed within the open space areas. As determined by a qualified biologist, interpretative signs that explain the sensitivity of natural habitats and the need to minimize impacts on these adjacent areas are to be constructed and placed in appropriate areas. The project applicant shall be responsible for installation of interpretive signs (at 200-foot intervals) and fencing along the perimeter of the mitigation area.</p>	Less than Significant
New landscaping could introduce invasive non-native plant species.	Significant	<p>BR-12: The landscaping plans within the project area (residential and common areas) shall be prepared by a licensed California landscape architect, and shall provide appropriate provisions to prohibit using invasive plant species, especially those listed by the California Invasive Plants Council (their website provides a current invasive plants list), to prevent those species from colonizing remaining natural areas. Landscaping plans shall be consistent with the City of Moorpark Municipal Code Section 15.23 Water Efficient Landscape Ordinance and Title 17, Zoning. These provisions may include the following: (a) review and screening of proposed plant palette and planting plans to identify and avoid the use of invasive species; (b) weed removal during the initial planting of landscaped areas; and (c) the monitoring for and removal of weeds and other invasive plant species as part of ongoing landscape maintenance activities. The frequency and method of monitoring for invasive species shall be determined by the City of Moorpark Parks, Recreation and Community</p>	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
		Services Department.	
The project would introduce new sources of light and glare which could impact wildlife.	Significant	<p>BR-13: Prior to issuance of a grading permit, a lighting plan prepared by a lighting consultant consistent with the Specific Plan Design Guidelines Lighting Concept shall be submitted to the City of Moorpark Department of Community Development for review and approval by the Community Development Director. The lighting plan shall incorporate (0.5 foot-candle) as a threshold for spill and the minimum streetlamp glare level of 2.0 foot-candles). All fixtures shall utilize shields to direct light downward, and the lighting plan shall also incorporate other “dark sky” friendly measures to the extent feasible. Such measures may include, but are not limited to, the following or other comparable measures:</p> <ul style="list-style-type: none"> • Use lighting fixtures that are adequately shielded to a point below the light bulb and reflector and that prevent unnecessary glare onto adjacent properties. • Restrict the operation of outdoor lighting for construction and operation activities to the hours of 7:00 a.m. to 10:00 p.m. • Use high pressure sodium and/or cut-off fixtures instead of typical mercury-vapor fixtures for outdoor lighting. • Use unidirectional lighting to avoid light trespass onto adjacent properties. • Design exterior lighting to confine illumination to the project site, and/or to areas which do not include light-sensitive uses. • Provide structural and/or vegetative screening from light-sensitive uses. • Shield and direct all new street and pedestrian lighting away from light-sensitive off-site uses. • Architectural lighting shall be directed onto the building surfaces and have low reflectivity to minimize glare and limit light onto adjacent properties. <p>(Identical to MM AES-3)</p> <p>BR-14: When installed, all street lighting fixtures shall be tested and adjusted to ensure that light levels do not exceed 2.0 foot-candles of glare and 0.5 foot-candle of spill at the project boundaries. Testing of street lighting fixtures shall be conducted by factory-trained and -employed technicians only, contracted for by the master developer and subject to the approval of the Community Development Director. (Identical to MM AES-4)</p>	Less than Significant
Construction grading activities could impact	Significant	<p>Construction Monitoring Measures</p> <p>BR-15: A City-approved biologist must be retained by the applicant as a construction</p>	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
local biological resources.		<p>monitor to ensure that incidental construction impacts on retained biological resources are avoided or minimized. Responsibilities of the construction monitor include the following:</p> <ul style="list-style-type: none"> • Attend all pre-grading meetings to ensure that the timing and location of construction activities do not conflict with mitigation requirements. • A pre-construction Worker Environmental Awareness Program (WEAP) training shall be conducted for all construction employees. Prior to the start of construction activities, the WEAP shall be presented to inform construction supervisors, workers, and inspectors of sensitive resources that have a moderate to high potential of occurrence on the project site, to explain their importance and sensitivity, to review regulatory protections afforded to these resources, and to describe the project design features and mitigation measures adopted to avoid and reduce impacts. Training shall identify individual responsibilities regarding these resources, and communication procedures should sensitive resources exist or be found in the project area. Training participation shall be documented and kept as a log on site. Workers will receive a hard hat decal to show completion and receive a reference resource (i.e. wallet card, brochure, etc.) for later review as needed. • Conduct meetings with the contractor and other key construction personnel, describing the importance of restricting work to within the project boundaries and outside of the preserved areas. The monitor shall also discuss staging/storage areas for construction equipment and materials. The biological monitor shall investigate all on site storage areas to minimize impacts to biological resources. • Guide the contractor in marking/flagging the construction area, in accordance with the final approved grading plan. Any construction activity areas immediately adjacent to special-status plant populations or other special-status resources may be directed to be flagged or temporarily fenced at the discretion of the monitor. • Periodically and routinely visit the site during construction to coordinate and monitor compliance with the above provisions. <p>BR-16: The construction contractor shall install temporary erosion control measures, if necessary, to reduce impacts to and protect off-site drainages from excess sedimentation, siltation, and erosion. These measures shall consist of minimization of existing vegetation removal; the use of temporary soil covers, such as hydroseeding, mulch/binder, and erosion-control blankets to protect exposed soil from wind and rain erosion; or the installation of silt fencing, coirs, berms, and dikes to protect storm drain inlets and drainages.</p>	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>BR-17: Refueling, changing of oil or other fluids, and vehicle maintenance may be allowed in designated areas located a minimum of 50 feet away from any drainages or proposed mitigation areas. The contractor shall be responsible for providing and maintaining covered trash bins or dumpsters for any trash or other construction waste materials generated on the site during the project. Vehicles carrying supplies, such as concrete, may not empty, clean out, or otherwise place materials into any mitigation or opens space areas on or immediately adjacent to the site. Any spills or trash on the site, whether accidental or not, must be cleaned up at the end of each working day.</p> <p>BR-18: Any equipment or vehicles driven or operated within or adjacent to drainages must be checked and maintained daily, to prevent leaks of materials that if introduced to water could be deleterious to aquatic life. (Vehicles and equipment shall not be left idling or operated beyond periods needed to accomplish approved tasks.)</p> <p>BR-19: Construction personnel are prohibited from entry into areas outside the designated construction area, except for necessary construction related activities, such as surveying. All such construction activities including access in or adjacent to remaining open space areas must be coordinated with the project biologist.</p> <p>BR-20: Standard dust-control measures of the Ventura County Air Pollution Control District must be implemented to reduce impacts to nearby plants and wildlife. This includes a variety of options to reduce dust including replacing ground cover in disturbed areas as quickly as possible, using tackifiers in watering trucks on active sites regularly, and suspending all excavating and grading operations during periods of high winds.</p> <p>BR-21: Upon completion of construction, the contractor shall be held responsible for scarifying and hydroseeding, using native plant seeds, on any haul roads, access roads, or staging areas that are outside of approved grading limits. This restoration must be done in consultation with the project biologist.</p>	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
Cultural Resources			
<p>Impact CUL-1 Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5.</p> <p>The project would not cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5.</p>	No Impact	No mitigation is required.	No Impact
<p>Impact CUL-2 Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.</p> <p>The project could cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.</p>	Significant	<p>CUL-1: Due to the potential that archeological resources may be present on the Project site, the City of Moorpark shall require a note on any plans that require ground disturbing excavation that there is a potential for exposing buried cultural resources, including prehistoric Native American artifacts. Construction personnel associated with earth moving equipment, drilling, grading, and excavating, shall be provided with basic training conducted by a qualified archaeologist, to be retained and compensated by the development team, with the approval of the City of Moorpark. Issues that shall be included in the basic training will be geared toward training the applicable construction crews in the identification of archaeological deposits, further described below. Training will include written notification of the restrictions regarding disturbance and/or removal of any portion of archaeological deposits and the procedures to follow should a resource be identified. The construction contractor, or its designee, shall be responsible for implementation of this measure. A Native American monitor shall be provided an opportunity to attend the pre-construction briefing if requested.</p> <p>A Native American monitor from a consulting Tribe under AB 52 and a qualified archeologist, to be compensated by the development team, shall be available on an “on-call” basis during ground disturbing construction in native soil to review, identify and evaluate cultural resources that may be inadvertently exposed during construction.</p>	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>If archaeological remains or tribal cultural resources are uncovered, all construction activities within a 100-foot radius shall be halted immediately until a qualified archaeologist, in consultation with the Native American monitor, shall evaluate whether the resource requires further study. The City shall require that the applicant include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. If any previously undiscovered resources are found during construction the City of Moorpark Community Development Department shall be contacted, and the resource shall be evaluated for significance in terms of CEQA criteria by a qualified archaeologist. Prehistoric archaeological site indicators include but are not limited to: obsidian and chert flakes and chipped stone tools; grinding and mashing implements (e.g., slabs and handstones, and mortars and pestles); bedrock outcrops and boulders with mortar cups; and locally darkened midden soils. Midden soils may contain a combination of any of the previously listed items with the possible addition of bone and shell remains, and fire-affected stones. Historic period site indicators generally include but are not limited to: fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits (e.g., wells, privy pits, dumps). If City and the qualified archaeologist determine the resource to be significant under CEQA, they shall determine whether preservation in place is feasible. Such preservation in place is the preferred mitigation. Contingency funding and a time allotment sufficient for recovering an archeological sample or to employ an avoidance measure may be required. If such preservation is infeasible, the qualified archaeologist shall prepare and implement a formal Archaeological Monitoring Plan (AMP) which will include a research design and archaeological data recovery plan for the resource. Development and implementation of the AMP will be determined by the City of Moorpark and treatment of any significant cultural resources shall be undertaken with the approval of the project applicant, and the City. The archaeologist shall also conduct appropriate technical analyses, prepare a comprehensive written report and file it with the appropriate information center (California Historical Resources Information System [CHRIS]), and provide for the permanent curation of the recovered materials. The City of Moorpark and/or development team shall, in good faith, consult with the Fernandeano Tataviam Band of Mission Indians and consulting Tribes on the disposition and treatment of any recovered materials. A Monitoring Closure Report shall be filed with the City of Moorpark at the conclusion of ground disturbing construction if archaeological resources were encountered and/or recovered. After the find has been appropriately mitigated (as defined by State CEQA Guidelines Section 15126.4(b)), work in</p>	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
		the area may resume.	
<p>Impact CUL-3 Would the project disturb any human remains, including those interred outside of dedicated cemeteries.</p> <p>The project could disturb any human remains, including those interred outside of formal cemeteries.</p>	Significant	<p>CUL-2: If human remains or funerary objects are unearthed during any activities associated with the project, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur within a 100-foot buffer of the find until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC), the Fernandeño Tataviam Band of Mission Indians, and consulting Tribes. The NAHC will then contact the deceased Native American’s most likely descendant, who will then serve as consultant on how to proceed with the remains (i.e., avoid, rebury).</p>	Less than Significant
Energy			
<p>Impact ENR-1 Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.</p> <p>The project could result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.</p>	Significant	Implementation of VCAPCD Construction Control Measures CM AQ-1 and CM AQ-2, Construction Mitigation Measure MM AQ-2 , as listed above.	Less than Significant
<p>Impact ENR-2 Would the project conflict with or obstruct a state or local plan for renewable energy</p>	Less than Significant	No mitigation is required.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>or energy efficiency.</p> <p>The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.</p>			
Geology and Soils			
<p>Impact GEO-1a Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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.</p> <p>The project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State</p>	<p>Less Than Significant</p>	<p>No mitigation is required.</p>	<p>Less than Significant</p>

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Geologist for the area or based on other substantial evidence of a known fault.</p>			
<p>Impact GEO-1b Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.</p> <p>The project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.</p>	<p>Less Than Significant</p>	<p>No mitigation is required.</p>	<p>Less than Significant</p>
<p>Impact GEO-1c Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction.</p> <p>The project could directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-</p>	<p>Significant</p>	<p>GS-1: The applicant shall conduct additional geotechnical work, consisting of soil borings and laboratory analysis, within the areas of the structures to better define the severity of liquefaction, settlement, and expansiveness conditions. Once the severity of these soil characteristics are determined, then appropriate measures contained within the geotechnical reports will be incorporated into the design of the project. Feasible techniques to mitigate any defined liquefaction, settlement, and expansive soils could include, but would not be limited to, (1) in-situ densification; (2) vibro replacement; (3) compaction grouting or chemical stabilization; or (4) deep foundations and self-supporting structural slabs, (5) over-excavation and replacement with properly compacted fill, and/or (6) design of foundation systems with appropriate thickness and reinforcing.</p>	<p>Less than Significant</p>

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
related ground failure and liquefaction			
<p>Impact GEO-1d Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides.</p> <p>The project could directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides.</p>	Significant	<p>GS-1: The applicant shall conduct additional geotechnical work, consisting of soil borings and laboratory analysis, within the areas of the structures to better define the severity of liquefaction, settlement, and expansiveness conditions. Once the severity of these soil characteristics are determined, then appropriate measures contained within the geotechnical reports will be incorporated into the design of the project. Feasible techniques to mitigate any defined liquefaction, settlement, and expansive soils could include, but would not be limited to, (1) in-situ densification; (2) vibro replacement; (3) compaction grouting or chemical stabilization; or (4) deep foundations and self-supporting structural slabs, and/or (5) over-excavation and replacement with properly compacted fill, and/or (6) design of foundation systems with appropriate thickness and reinforcing.</p> <p>GS-2: All cut-and-fill slopes must be designed at a 2:1 [2(h) to 1(v)] gradient or less.</p> <p>GS-3: Cut slopes exposing rock that exposes locally-adverse geologic conditions, expose sandy bedrock materials that are friable and prone to erosion, or where possible nuisance seepage issues could occur may require replacement with stabilization fill slopes. Stabilization fill slopes typically consists of removing the exposed slope face in a swath 10 to 15 feet wide (extending in from the slope face) and rebuilding the slope with compacted fill. All cut slopes shall be evaluated to confirm that no adverse geologic conditions are exposed at slope locations.</p>	Less than Significant
<p>Impact GEO-2 Would the project result in substantial erosion or the loss of topsoil.</p> <p>The project would not result in substantial soil erosion or the loss of topsoil.</p>	Less than Significant	No mitigation is required.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact GEO-3 Would the project on a geologic unit or soil type that is unstable, or that could become unstable as a result of the project, and potentially result in on-site or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse.</p> <p>Portions of the project site are 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.</p>	Significant	Implement Mitigation Measures GS-1 through GS-3.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact GEO-4 Would the project be located on expansive soil, creating substantial risks to life or property.</p> <p>Portions of the project site are 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.</p>	Significant	Implement Mitigation Measure GS-1.	Less than Significant
<p>Impact GEO-5 Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.</p> <p>The project would not use septic tanks or alternative wastewater disposal systems as sewers are available for the disposal of wastewater</p>	No Impact	No mitigation is required.	No Impact

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact GEO-6 Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p> <p>The project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature</p>	Significant	<p>GS-4: All project-related ground disturbances that could potentially impact the Saugus Formation and Quaternary older alluvium will be monitored by a qualified paleontological monitor available on-call as needed, as these geologic units are determined to have a high paleontological sensitivity rating. Since younger alluvial and colluvial deposits cover the majority of the site and are considered to have a low paleontological sensitivity, monitoring of excavation activities in this unit will be conducted on a part-time basis to ensure that no underlying sensitive units are being impacted.</p> <p>GS-5: A qualified paleontologist as defined by the SVP Guidelines (2010) will be retained to supervise monitoring of construction excavations and to produce a mitigation plan for the proposed project. Paleontological monitoring will include inspection of exposed rock units during active excavations. The monitor will have authority to temporarily divert grading away from exposed fossils in order to professionally and efficiently recover the fossil specimens and collect associated data. The qualified paleontologist will prepare monthly progress reports to be filed with the applicant and the lead agency.</p> <p>GS-6: At each fossil locality, field data forms will be used to record pertinent geologic data, stratigraphic sections will be measured, and appropriate sediment samples collected and processed for analysis.</p> <p>GS-7: Recovered fossils will be prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and reposed in a designated paleontological curation facility. Potential repositories include the Natural History Museum of Los Angeles County, Santa Barbara Museum of Natural History, and the Museum of Ventura County, as determined by the Moorpark City Council.</p> <p>GS-8: The qualified paleontologist shall prepare a final monitoring and mitigation report to be filed with the applicant, the lead agency, and the repository.</p>	Less than Significant
Greenhouse Gas Emissions			
<p>Impact GHG-1 Would the project generate greenhouse gas emissions,</p>	Less than Significant	No mitigation is required.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>either directly or indirectly, that may have a significant impact on the environment.</p> <p>The project would not generate greenhouse gas emissions, either directly or indirectly, that would have a significant impact on the environment.</p>			
<p>Impact GHG-2 Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gas emissions.</p> <p>The project would not conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.</p>	Less than Significant	No mitigation is required.	Less than Significant
Hazards and Hazardous Materials			
<p>Impact HAZ-1 Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.</p> <p>The project would not</p>	Less than Significant	No mitigation is required.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.</p>			
<p>Impact HAZ-2 Would the project 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.</p> <p>The project could 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.</p>	<p>Significant</p>	<p>HM-1 Water Well Mitigation</p> <p>If any water wells are found during grading or development of the property, the following minimum conditions for well destruction shall be met:</p> <ul style="list-style-type: none"> • Pump and motor shall be removed, and the interior of the well shall be filled with inert material (clean sand or gravel) from total depth to within 40 feet of ground surface or remove debris in well casing to a depth of 40 feet. • Well casing shall be perforated at least every foot opposite the sealing zone from a depth of 40 feet to within 10 feet of finish grade. Perforations shall be placed on alternating sides of the casing. • Neat cement sealing material shall be applied from a depth of 40 feet to within 5 feet of finish grade by means of a grout pipe placed within 2 feet of the base of the sealing zone. If static water level is deeper than 40 feet, grout pipe is not necessary. • Casing shall be removed to a depth of 5 feet below finish grade, and work area backfilled with native materials. • County of Ventura Public Works Inspector shall be present during casing perforation work and placement of all sealing material. 24-hour advance notice is required for Public Works Inspections. • All work shall be performed by a well contractor licensed in the State of California and registered with the County of Ventura. 	<p>Less than Significant</p>
<p>Impact HAZ-3 Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an</p>	<p>Less than Significant</p>	<p>No mitigation is required.</p>	<p>Less than Significant</p>

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>existing or proposed school.</p> <p>The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.</p>			
<p>Impact HAZ-4 Would the project 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, create a significant hazard to the public or the environment.</p> <p>The project would not result in a significant impact associated with a location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.</p>	No Impact	No mitigation is required.	No Impact
<p>Impact HAZ-5 For a project located within an airport land use plan or,</p>	Less than Significant	No mitigation is required.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>where such a plan has not been adopted, within 2 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.</p> <p>The project would not result in a safety hazard or excessive noise for people residing or working in the project area.</p>			
<p>Impact HAZ-6 Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.</p> <p>The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.</p>	<p>Less than Significant</p>	<p>No mitigation is required.</p>	<p>Less than Significant</p>

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact HAZ-7 Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.</p> <p>The project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.</p>	<p>Less than Significant</p>	<p>Refer to Section 3.18, Wildfire for additional analysis</p>	<p>Less than Significant</p>
<p>Hydrology and Water Quality</p>			
<p>Impact HYD-1 Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.</p> <p>The project could violate water quality standards, waste discharge requirements or otherwise</p>	<p>Significant</p>	<p>HYD-1: During site preparation and construction, the contractor shall minimize disturbance of natural groundcover on the project site until such activity is required for grading and construction purposes. During grading operations, the developer shall employ a full-time superintendent for National Pollutant Discharge Elimination System (NPDES) compliance. If determined necessary by the City Engineer/Public Works Director, the NPDES superintendent shall be present on the project site Monday through Friday and on all other days when the probability of rain is 50 percent or higher and prior to the start of and during all grading or clearing operations until the release of grading bonds. The NPDES superintendent shall have full authority to hire personnel, bind the developer in contracts, rent equipment, and purchase materials to the extent needed to effectuate Best Management Practices (BMPs). The NPDES superintendent shall provide proof to the City Engineer/Public Works Director of attendance and satisfactory completion of courses satisfactory to the City</p>	<p>Less than Significant</p>

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>substantially degrade surface or ground water quality.</p>		<p>Engineer/Public Works Director totaling no less than 8 hours directed specifically to NPDES compliance and effective use of BMPs. Proof of such attendance and completion shall be provided to the City Engineer/Public Works Director prior to employment of the NPDES superintendent.</p> <p>HYD-2: Prior to issuance of the initial grading permit, the applicant shall have prepared a Post Construction Stormwater Management Plan (PCSMP) and include Non-Structural, Source Control, and Structural Best Management Practices (BMPs). A certified erosion and sediment control professional or qualified civil engineer shall prepare the PCSMP. The PCSMP shall be reviewed and approved by the Moorpark Community Development Director and City Engineer/Public Works Director. The development of the PCSMP shall conform to the Ventura County National Pollutant Discharge Elimination System permit, the PCSMP standards, and the Technical Guidance Manual for Storm Water Quality Control Measures. The following are the minimum required mitigation from the Technical Guidance Manual for Storm Water Quality Control Measures.</p> <p>The PCSMP portion of the drainage master plan shall address:</p> <ul style="list-style-type: none"> • Storm Drain Message and Signage. The appropriate locations for the signage regarding discharge prohibitions at storm drain inlets and a standard message to be used throughout the specific plan site. • Outdoor Material Storage Area Design. General design criteria for outdoor material storage area design. • Outdoor Trash Storage and Waste Handling Area Design. General design criteria for outdoor trash storage and waste handling area design. • Outdoor Loading/Unloading Dock Area Design. General design criteria for outdoor loading/unloading dock area design. • Outdoor Repair/Maintenance Bay Design. General design criteria for outdoor repair and maintenance bay design. • Outdoor Vehicle/Equipment/Accessory Washing Area Design. General design criteria for outdoor vehicle, equipment, and accessory washing area design. • Fueling Area Design. General design criteria for fueling area design. • Proof of Control Measure Maintenance. To ensure that maintenance is provided, the City of Moorpark Public Works Department (PWD) will require a maintenance agreement and a maintenance plan, including an Storm Water Operations and 	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>Maintenance Manual (O&M Manual), from the owner/operator of the storm water control measures. The PCSMP and O&M Manual shall identify the party(ies) responsible for maintenance of control measures, and shall be submitted to the PDW for review and acceptance. A Stormwater O&M Covenant shall be recorded for the property.</p> <p>HYD-3: The PCSMP/O&M Manual shall include structural and/or treatment BMPs. The structural BMPs shall focus on meeting potential total maximum daily loads (TMDL) and pollutant standards for residential developments. The treatment BMPs shall conform to the <i>Technical Guidance Manual for Storm Water Control Measures</i>. The PCSMP guidelines contained in the <i>National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements</i> for Ventura County state that structural BMPs are required for all new developments. The structural BMPs shall be sized to comply with one of the following numeric sizing criteria, unless an alternative is considered by the permittees to provide equivalent or better treatment. Groundwater quality must be evaluated based on the amount of water and the potential pollutants that may be introduced associated with the buildout of the specific plan site.</p> <p>Stormwater Quality Design Volume (SQDV) shall be calculated using the following four allowable methodologies:</p> <ol style="list-style-type: none"> a. The 85th percentile 24-hour runoff event determined as the maximized capture stormwater volume for the area using a 48 to 72-hour draw down time, from the formula recommended in <i>Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87, (1998)</i>; or b. The volume of annual runoff based on unit basin storage water quality volume to achieve 80 percent or more volume treatment; or c. The volume of runoff produced from a 0.75 inch storm event; or d. Eighty (80) percent of the average annual runoff volume using an appropriate public domain continuous flow model [such as Storm Water Management Model (SWMM) or Hydrologic Engineering Center – Hydrologic Simulation Program – Fortran (HEC-HSPF)], using the local rainfall record and relevant BMP sizing and design data. <p>Volume-based BMPs shall be designed to infiltrate or treat either:</p> <ol style="list-style-type: none"> a. The volume of annual runoff based on unit basin storage water quality volume, to achieve eighty (80) percent or more volume treatment by the method 	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>recommended in the <i>California Storm Water Best Management Practices Handbook–Industrial/ Commercial</i> (1993), the <i>Ventura Countywide Storm Water Quality Management Program Land Development Guidelines</i>; or</p> <p>b. The 85th percentile 24-hour runoff event determined as the maximized capture storm water volume for the area, from the formula recommended in <i>Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87</i> (1998); or</p> <p>c. The volume of runoff produced for a 0.75-inch storm event, prior to its discharge to a storm water conveyance system; or</p> <p>d. The volume of runoff produced from a historical-record based reference 24-hour rainfall criterion for “treatment” that achieves approximately reduction in pollutant loads achieved by the 85th percentile 24-hour runoff event. The volume of runoff produced from the 85th percentile 24-hour storm event, as determined from the local historical rainfall record.</p> <p>Flow-based BMPs shall be designed to infiltrate or treat either</p> <ol style="list-style-type: none"> Ten percent of the 50-year design flow rate, or A flow that will result in treatment of the same portion of runoff as treated using volumetric standards, or A rain event equal to at least 0.2 inch per hour intensity; or A rain event equal to at least two times the 85th percentile hourly rainfall intensity for Ventura County. <p>The <i>Technical Guidance Manual for Storm Water Quality Control Measures</i> requires that treatment controls measures be used for any new development. The following is a partial list of treatment control measures that may be used by the applicant:</p> <ul style="list-style-type: none"> Grass Strip Filter Grass Swale Filter Extended Detention Basin Wet Detention Basin Constructed Wetland Detention Basin/Sand Filter 	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> • Porous Pavement Detention • Porous Landscape Detention • Infiltration Basin • Infiltration Trench <p>The following discussion identifies treatment control measures that are appropriate for use on the Hitch Ranch Specific Plan site:</p> <ul style="list-style-type: none"> • Grass Strip and Swales. An appropriate treatment is either vegetative swales, enhanced vegetated swales utilizing check dams and wide depressions, a series of small detention facilities designed similarly to a dry detention basin, or a combination of these treatment methods into a treatment train (a series of Structural BMPs). It is essential that the PCSMP address treatment for Hitch Ranch to assure that the runoff from the site be treated to the “maximum extent practicable.” <p>In order for the vegetation swales to be effective in the removal of potential pollutants, the swales must be treated as water quality features and must be maintained differently than grass areas. Specifically, pesticides, herbicides, and fertilizers, which may be used on the grass areas, must not be used in the vegetation swales. Anticoagulant rodenticides are not to be used in any areas within the project.</p> <ul style="list-style-type: none"> • Infiltration Trenches and Basins. Infiltration trenches and/or basins may be used on site to meet potential future TMDLs for noxious aquatic plants and nutrients. Infiltration trenches and basins treat storm water runoff through filtration. A typical infiltration trench is essentially an excavated trench, which is lined with filter fabric and backfilled with stones. Depth of the infiltration trench ranges from 3 to 8 feet and functions best in areas with permeable soils, and water table and bedrock depth situated well below the bottom of the trench. Trenches should not be used to trap coarse sediments, because large sediment will likely clog the trench. Grass buffers can be installed to capture sediment before it enters the trench to minimize clogging. Infiltration basins are generally used for drainage areas between 5 and 50 acres. Infiltration basins can be either in-line or off-line, and may treat different volumes such as the water quality volume or the 2-year or 10-year storm. • All structural BMPs shall be included in the Storm Water O&M Manual. 	
		<p>HYD-4: Prior to the issuance of the first grading permit and as a part of the project’s</p>	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>compliance with the National Pollutant Discharge Elimination System (NPDES) program, the applicant shall file a Notice of Intent (NOI) with the California State Water Resources Control Board providing notification and intent to comply with the State of California general permit. Prior to issuance of the first grading permit, a Storm Water Pollution Prevention Plan (SWPPP) must be completed for on-site and associated off-site construction activities. A copy of the SWPPP must be available and implemented at the construction site at all times. The SWPPP outlines the source control and/or treatment control best management practices (BMPs) that will avoid or mitigate runoff pollutants at the construction site to the "maximum extent practicable." A listing of these BMPs from the <i>California Storm Water Best Management Practice Handbook-Construction Activity</i> is provided below.</p> <ul style="list-style-type: none"> • Dewatering Operations. This operation requires the use of sediment controls to prevent or reduce the discharge of pollutant to storm water from dewatering operations. • Paving Operations. Prevent or reduce the runoff of pollutant from paving operations by proper storage of materials, protecting storm drain facilities during construction, and training employees. • Structural Construction and Painting. Keep site and area clean and orderly, use erosion control, use proper storage facilities, use safe products, and train employees to prevent and reduce pollutant discharge to storm water facilities from construction and painting. • Material Delivery and Storage. Minimize the storage of hazardous materials on the site. If stored on site, keep in designated areas, install secondary containment, conduct regular inspections, and train employees. • Material Use. Prevent and reduce the discharge of pesticides, herbicides, fertilizers, detergents, plaster, petroleum products, and other hazardous materials from entering the storm water. • Solid Waste Management. This BMP describes the requirements to properly design and maintain trash storage areas. The primary design feature requires the storage of trash in covered areas. • Hazardous Waste Management. This BMP describes the requirements to properly design and maintain waste areas. • Concrete Waste Management. Prevent and reduce pollutant discharge to storm 	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>water from concrete waste by providing on-site and off-site washouts in designated areas and training employees and consultants regarding their use.</p> <ul style="list-style-type: none"> • Sanitary Septic Water Management. Provide convenient, well-maintained facilities, and arrange regular service and disposal of sanitary waste. • Vehicle and Equipment Cleaning. Use off-site facilities or wash in designated areas to reduce pollutant discharge into the storm drain facilities. • Vehicle and Equipment Fueling. Use off-site facilities or designated enclosed coverings to reduce pollutant discharge into the storm drain facilities. • Vehicle and Equipment Maintenance. Use off-site facilities or designated on-site enclosed areas with coverings to reduce pollutant discharge into the storm drain facilities. In addition, run a “dry site” to prevent pollution discharge into storm drains. • Employee and Subcontractor Training. Have training sessions for employees and subcontractors to understand the need for implementation and usage of BMPs and the need and purpose for keeping the site clean. • Preservation of Existing Vegetation. Minimize the removal of existing trees and shrubs because they serve as erosion control. • Seeding and Planting. Provide soil stability by planting and seeding grasses, trees, shrubs, vines, and ground cover. • Mulching. Stabilize cleared or freshly seeded areas with mulch. • Geotextiles and Mats. Natural or synthetic material can be used for soil stability. • Dust Control. Reduce wind erosion and dust generated by construction activities by using dust control measures. • Construction Road Stabilization. All on-site vehicle transport routes should be stabilized immediately after grading and frequently maintained to prevent erosion and control dust. • Stabilized Construction Entrance. Stabilize the construction entrance area to reduce amount of sediment tracked off the site. • Earth Dikes. Construct earth dikes of compacted soil to divert runoff or channel water to a desired location. • Temporary Drains and Swales. Use temporary drains and swales to divert off-site 	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>runoff around the construction site, stabilized areas, and direct it into sediment basins or traps.</p> <ul style="list-style-type: none"> • Outlet Protection. Use rock or grouted rock at outlet pipes to prevent scouring of soil caused by high velocities. • Check Dams. Check dams reduce velocities of concentrated flows, thereby reducing erosion, and promoting sedimentation behind the dams. Check dams are small and placed across swales and drainage ditches. • Silt Fence. Composed of filter fabric, which have been entrenched, attached to support poles, and sometimes backed by wire fence support. Silt fences promote sedimentation behind the fence of sediment-laden water. • Straw Bale Barrier. Place straw bales end to end in a level contour in a shallow trench and stake them in place. The bales will detain runoff and promote sedimentation. • Sand Bag Barriers. By stacking sandbags on a level contour, creates a barrier to detain sediment-laden water. The barrier will promote sedimentation. • Brush or Rock Filter. Made of 0.75-inch to 3-inch diameter rocks place on a level contour or composed of brush wrapped in filter cloth and staked to the toe of the slope will provide a sediment trap. • Storm Drain Inlet Protection. Devices that remove sediment from sediment laden storm water before entering the storm drain inlet or catch basin. • Sediment Trap. A sediment trap is a small, excavated, or bermed area where runoff for small drainage areas can pass through allowing sediment to settle out. <p>HYD-5: The Hitch Ranch Homeowners Association (HOA) and/or a Community Facilities District (CFD) shall be responsible for the maintenance of the basin embankments and structures so that it does not become a public liability. This information shall be included in the HOA Covenants, Conditions & Restrictions (CC&Rs).</p>	
<p>Impact HYD-2 Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge</p>	<p>Significant</p>	<p>Implementation of Mitigation Measure HYD-3, as listed above.</p>	<p>Less than Significant</p>

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>such that the project may impede sustainable groundwater management of the basin</p> <p>The project could have the potential to substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.</p>			
<p>Impact HYD-3a Would the project 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 result in substantial erosion or siltation on- or off-site.</p> <p>The project could substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or</p>	Significant	Implementation of Mitigation Measures HYD-1 through HYD-4 , as listed above.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site.			
<p>Impact HYD-3b Would the project 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 substantially increase the rate or amount of flooding on- or off-site.</p> <p>The project could 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 substantially increase the rate or amount of flooding on- or off-site.</p>	Significant	Implementation of Mitigation Measures HYD-1 through HYD-4 , as listed above.	Less than Significant
<p>Impact HYD-3c Would the project substantially</p>	Significant	Implementation of Mitigation Measures HYD-1 through HYD-4 , as listed above.	Less than

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>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 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.</p> <p>The project could 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 create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional</p>			Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
sources of polluted runoff.			
<p>Impact HYD-3d Would the project 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 impede or redirect flood flows.</p> <p>The project could 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 impede or redirect flood flows</p>	Significant	Implementation of Mitigation Measures HYD-1 through HYD-4 , as listed above.	Less than Significant
<p>Impact HYD-4 Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation.</p> <p>The project would not risk the release of pollutants</p>	Less than Significant	No mitigation is required.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
due to project inundation.			
<p>Impact HYD-5 Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.</p> <p>The project could conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.</p>	Significant	Implementation of Mitigation Measures HYD-1 to HYD-4 , as listed above.	Less than Significant
Land Use and Planning			
<p>Impact LAN-1 Would the project physically divide an established community.</p> <p>The project would not physically divide an established community.</p>	No Impact	No mitigation is required.	No Impact
<p>Impact LAN-2 Would the project 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.</p>	Less than Significant	<p>No mitigation is required.</p> <p>However, adoption of the Specific Plan and development of the Project will require the approval of the following discretionary actions by the city:</p> <p><i>Hitch Ranch Specific Plan (SP 2019-01)</i></p> <p>The Project requires the adoption of a Specific Plan as having been prepared in compliance with California Government Code Article 8, Section 65450 et seq., and all other applicable state and City policies. The approval of the Specific Plan would establish the framework for development of the land, including development standards, design</p>	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>The project would not 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.</p>		<p>guidelines, phasing, and infrastructure requirements.</p> <p>General Plan Amendment (GPA No. 2020-01)</p> <p>Circulation Element: Amend to include the extension of High Street to Gabbert Road. Under the current General Plan Circulation Element High Street terminates east of Hitch Ranch at Moorpark Avenue. The High Street roadway presently extends westerly approximately 700 feet beyond Moorpark Avenue to provide access to the United States Post Office. The additional extension to connect to the Hitch Ranch property will provide a secondary access point for the Post Office and improve east/ west circulation within the portion of the City north of the Union Pacific Railroad tracks. High Street will be built as a two-lane collector roadway with traffic calming roundabouts within the Specific Plan. The Circulation Element is also to be amended to reduce North Hills Parkway from a six-lane arterial roadway to a four-lane arterial roadway through the Hitch Ranch project, along with the deletion of a traffic signal at North Hills Parkway and Gabbert Road. The current General Plan Circulation Element also shows a conceptual alignment for Casey Road that would not be feasible due to the hilly landforms of the Hitch Ranch property. The current Circulation Element Casey Road conceptual alignment also terminates on the west end at an impractical location too near to the intersection with the currently-designated six-lane and signalized North Hills Parkway. With the proposed Circulation Element Amendment both Street “A” and Meridian Hills Drive will be added as Local Collector roads originating at Walnut Canyon Road on the north and terminating at High Street extension on the south. Casey Road will terminate on the west at Street “A”. These General Plan Circulation Element Amendments will create additional routes of vehicle circulation through interconnection that was not anticipated at the time that the 1992 General Plan Circulation Element was last updated.</p> <p>Land Use Element: Amend to include the addition of 14 acres of Public Parkland, creating consistency with the existing City of Moorpark Park Master Plan. The three acres of Institutional Use referenced in the General Plan will be deleted.</p> <p>Amend for consistency between the State of California (HCD) approved General Plan Housing Element and the City’s current Land Use Element of the General Plan to provide for 755 total dwelling units within the Specific Plan Area. In June 2009, the City Council authorized the Specific Plan and EIR for Hitch Ranch to analyze a maximum of 755 dwelling units. In 2014, the State of California approved the City of Moorpark Housing Element with 755 dwelling units within Hitch Ranch. The Specific Plan is based on the</p>	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>755 dwelling unit land use plan. The Plan Area also includes a 23.44-acre parcel to be donated to the City for future development of up to 333 affordable multi-family housing units, this development is considered conceptual at this time, additional environmental analysis may be required, pursuant to Section 15162 of CEQA once this project is fully defined.</p> <p>Rezoning (ZC 2019-01)</p> <p>The project requires consideration of a change of zone from Agricultural-Exclusive (AE-40) to Hitch Ranch Specific Plan to establish consistency between the project Zoning and General Plan/Specific Plan land use designations; this includes retaining the designation of approximately 11 acres owned by Southern California Edison in the southwest corner of the Hitch Ranch Specific Plan as “Agricultural-Exclusive” (AE), consistent with City zoning of adjacent Electrical Transmission Corridor land owned by Southern California Edison. Approximately six acres of the Walnut Canyon School property on the eastern edge of the Hitch Ranch Specific Plan is to remain “Agricultural Exclusive” (AE) consistent with the existing City zoning of this land owned by the Moorpark Unified School District. The 23.44-acre City Donation Parcel will be realigned to the south, and will remain designated “RPD-20U-N-D”, consistent with the City of Moorpark Zoning Map.</p> <p>Tentative Tract Map for Tract No 5708 (TTM 2019-01)</p> <p>The Tentative Tract Map would subdivide the approximately 277.30-acre site into lots to accommodate residential, recreational, drainage basins, and open space uses. The mapping would also include easements, dedications, roadways, utilities and define adjacent off-site improvements required for the project.</p> <p>Development Agreement (DA 2019-01)</p> <p>The agreement between the developer and a city that contains all of the terms and conditions for the maintenance, planning and development of a property, and legally governs the relationship between the agency and developer until the development has been completed.</p> <p>A development agreement will outline the parameters of development of the project site, and would insure orderly development of the project.</p> <p>Residential Planned Development Permit(s)</p> <p>Residential Planned Development Permit(s) would establish the physical site plan layout of</p>	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
		each individual Planning Area within the Specific Plan, including street and neighborhood amenity locations, community plot plans, conceptual landscape architecture, architectural elevations and preliminary floor plans.	
Noise			
<p>Impact NOI-1 Would the project result in the 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.</p> <p>The project could cause a substantial temporary 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.</p>	Significant	<p>NOI-1 When construction operations occur within 100 feet of occupied residential areas and the Walnut Canyon Elementary School, the construction contractor(s) shall implement appropriate noise reduction measures. The following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels:</p> <ul style="list-style-type: none"> • Two weeks prior to the commencement of construction, notification must be provided to surrounding land uses within 1,000 feet of a project site disclosing the construction schedule, including the various types of activities that would be occurring throughout the duration of the construction period. • Ensure that construction equipment is properly muffled according to industry standards and in good working condition. • Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, i.e., nearby off-site residences, and the faculty, staff, and students of Walnut Canyon Elementary School, where feasible. • Schedule high noise-producing activities, such as large earth-grading equipment that would generate over 85 dB(a), between the hours of 8:00 AM and 5:00 PM to minimize disruption to sensitive uses. • Schedule grading when school is not in session, to the extent feasible. • Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources. • Use electric air compressors and similar power tools rather than diesel equipment, where feasible. • Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes. • Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the Moorpark 	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
		School District or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.	
<p>Impact NOI-2 Would the project result in the generation of excessive groundborne vibration or groundborne noise levels.</p> <p>The project could cause exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.</p>	Significant	<p>NOI-2 The construction contractors during grading and earthmoving activities shall adjust vibration amplitudes of the construction equipment used on site, such as by limiting the number of pieces operating in one location at the same time in areas where conditions would affect structures, sensitivity of vibration sensitive equipment, and/or human tolerance.</p> <p>NOI-3 Prior to commencing grading and earthmoving activities, provide notification to Walnut Canyon School, and the residential land uses within 1,000 feet of the project at least 10 days in advance of construction activities that are anticipated to result in vibration levels above the 0.09 in/sec PPV thresholds, i.e., days when large bulldozers would be in use.</p> <p>NOI-4 Storage, maintenance, and operation of earthmoving equipment on the construction site shall be as far from vibration-sensitive sites (i.e., Walnut Canyon School and residential uses surrounding the project site) as possible or practical; use wheeled or rubber-tracked equipment; and small pieces of equipment such as smaller bulldozers when possible.</p>	Less than Significant
Population and Housing			
<p>Impact POP-1 Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure)</p> <p>The project would not induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes</p>	Less than Significant	No mitigation is required.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
and businesses) or indirectly (for example, through the extension of roads or other infrastructure)			
<p>Impact POP-2 Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.</p> <p>The project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.</p>	Less than Significant	No mitigation is required.	Less than Significant
Public Services			
<p>Impact PS-1 Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, need for new or physically altered fire protection facilities, the construction</p>	Significant	<p>FP-1: To reduce emergency vehicle delays during construction, the applicant shall implement standard construction traffic control procedures, such as the use of flaggers, and signage showing traffic detour plans, haul routes, hours of operation, protective devices, warning signs and access to abutting properties would further reduce any potential impact.</p>	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives.</p> <p>The project could result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives</p>			
<p>Impact PS-2 Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, need for new or physically altered police protection</p>	<p>Significant</p>	<p>PP-1: Open spaces shall be designed to facilitate easy viewing from patrol cars and by citizens on adjacent streets. To the extent possible, and without destroying the character of the open space areas, access streets and trails shall be incorporated into open spaces for occasional patrols and other emergency vehicles. In no event does this require an all-weather surface to be provided on open space trail areas located away from project roadways.</p> <p>PP-2: To reduce emergency vehicle delays during construction, the applicant shall implement standard construction traffic control procedures, such as the use of flaggers, and signage showing traffic detour plans, haul routes, hours of operation, protective devices, warning signs, and access to abutting properties would further reduce any potential impact.</p>	<p>Less than Significant</p>

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives.</p> <p>The project could result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives</p>			
<p>Impact PS-3 Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, need for new or physically altered school</p>	<p>Less than Significant</p>	<p>No mitigation is required.</p>	<p>Less than Significant</p>

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives of the school district.</p> <p>The project would not result in the need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives.</p>			
<p>Impact PS-4 Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, need for new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable</p>	<p>Less than Significant</p>	<p>No mitigation is required.</p>	<p>Less than Significant</p>

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>service ratios, response times or other performance objectives.</p> <p>The project would not result in the need for new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives.</p>			
Recreation			
<p>Impact REC-1 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.</p> <p>The project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the</p>	<p>Less than Significant</p>	<p>No mitigation is required.</p>	<p>Less than Significant</p>

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
facility would occur or be accelerated.			
<p>Impact REC-2 Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.</p> <p>The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment</p>	Less than Significant	No mitigation is required.	Less than Significant
Transportation			
<p>Impact TRA-1 Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.</p> <p>The project could conflict with a program, plan, ordinance or policy addressing the circulation system, including transit,</p>	Less than Significant	No mitigation is required.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
roadway, bicycle, and pedestrian facilities.			
<p>Impact TRA-2 Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3(b).</p> <p>The project would not conflict or be inconsistent with CEQA Guidelines section 15064.3(b).</p>	Less than Significant	No mitigation is required.	Less than Significant
<p>Impact TRA-3 Would the project substantially increase hazards due to geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).</p> <p>The project 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).</p>	Less than Significant	No mitigation is required.	Less than Significant
<p>Impact TRA-4 Would the project result in inadequate emergency access.</p> <p>The project would not result in inadequate</p>	Less than Significant	No mitigation is required.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
emergency access.			
Tribal Cultural Resources			
<p>Impact TCR-1 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:</p> <p>a) 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</p> <p>b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant</p>	Significant	<p>CUL-1: Due to the potential that archeological resources may be present on the project site, the City of Moorpark shall require a note on any plans that require ground disturbing excavation that there is a potential for exposing buried cultural resources, including prehistoric Native American artifacts. Construction personnel associated with earth moving equipment, drilling, grading, and excavating, shall be provided with basic training conducted by a qualified archaeologist, to be retained and compensated by the development team, with the approval of the City of Moorpark. Issues that shall be included in the basic training will be geared toward training the applicable construction crews in the identification of archaeological deposits, further described below. Training will include written notification of the restrictions regarding disturbance and/or removal of any portion of archaeological deposits and the procedures to follow should a resource be identified. The construction contractor, or its designee, shall be responsible for implementation of this measure. A Native American monitor shall be provided an opportunity to attend the pre-construction briefing if requested.</p> <p>A Native American monitor from a consulting Tribe under AB 52 monitor and a qualified archeologist, to be compensated by the development team, shall be available on an “on-call” basis during ground disturbing construction in native soil to review, identify and evaluate cultural resources that may be inadvertently exposed during construction.</p> <p>If archaeological remains or tribal cultural resources are uncovered, all construction activities within a 100-foot radius shall be halted immediately until a qualified archaeologist, in consultation with the Native American monitor, shall evaluate whether the resource requires further study. The City shall require that the applicant include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. If any previously undiscovered resources are found during construction the City of Moorpark Community Development Department shall be contacted, and the resource shall be evaluated for significance in terms of CEQA criteria by a qualified archaeologist. Prehistoric archaeological site indicators include but are not limited to: obsidian and chert flakes and chipped stone tools; grinding and mashing implements (e.g., slabs and handstones, and mortars and pestles); bedrock outcrops and boulders with mortar cups; and locally darkened midden soils. Midden soils may contain a combination of any of the previously listed items with the possible addition of bone and shell remains, and fire-affected stones. Historic period</p>	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>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.</p> <p>The project could 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:</p> <p>a) Listed or eligible for listing in the California Register of Historical Resources, or in a local</p>		<p>site indicators generally include but are not limited to: fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits (e.g., wells, privy pits, dumps). If City and the qualified archaeologist determine the resource to be significant under CEQA, they shall determine whether preservation in place is feasible. Such preservation in place is the preferred mitigation. Contingency funding and a time allotment sufficient for recovering an archeological sample or to employ an avoidance measure may be required. If such preservation is infeasible, the qualified archaeologist shall prepare and implement a formal Archaeological Monitoring Plan (AMP) which will include a research design and archaeological data recovery plan for the resource. Development and implementation of the AMP will be determined by the City of Moorpark and treatment of any significant cultural resources shall be undertaken with the approval of the project applicant, and the City. The archaeologist shall also conduct appropriate technical analyses, prepare a comprehensive written report and file it with the appropriate information center (California Historical Resources Information System [CHRIS]), and provide for the permanent curation of the recovered materials. The City of Moorpark and/or development team shall, in good faith, consult with the Fernandeno Tataviam Band of Mission Indians and consulting Tribes on the disposition and treatment of any recovered materials. A Monitoring Closure Report shall be filed with the City of Moorpark at the conclusion of ground disturbing construction if archaeological resources were encountered and/or recovered. After the find has been appropriately mitigated (as defined by State CEQA Guidelines Section 15126.4(b)), work in the area may resume.</p> <p>CUL-2: If human remains or funerary objects are unearthed during any activities associated with the project, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur within a 100-foot buffer of the find until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC), the Fernandeno Tataviam Band of Mission Indians, and consulting Tribes. The NAHC will then contact the deceased Native American's most likely descendant, who will then serve as consultant on how to proceed with the remains (i.e., avoid, rebury)</p>	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>register of historical resources as defined in Public Resources Code section 5020.1(k), or</p> <p>b) 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.</p>			
Utilities and Service Systems			
<p>Impact USWS-1 Would the project require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects.</p> <p>The project would not require or result in the</p>	<p>Less than Significant</p>	<p>No mitigation is required.</p>	<p>Less than Significant</p>

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects.			
<p>Impact USWS-2 Would the project Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.</p> <p>Sufficient water supplies are available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.</p>	Less than Significant	No mitigation is required.	Less than Significant
<p>Impact USWW-1 Would the project require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction or relocation of which could cause significant environmental effects.</p> <p>The project would not</p>	Less than Significant	No mitigation is required.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction or relocation of which could cause significant environmental effects.			
<p>Impact USWW-2 Would the project require 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:</p> <p>The project would not result in a determination by the wastewater treatment provider which serves the project that it lacks adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.</p>	Less than Significant	No mitigation is required.	Less than Significant
<p>Impact USSW-1 Would the project generate solid waste in excess of State or local standards, or in</p>	Less than Significant	<p>No mitigation is required.</p> <p>However, Mitigation Measure SW-1 would be implemented to further reduce the less than significant project impacts related to solid waste.</p>	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals</p> <p>The project would not 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.</p>		<p>SW-1: All Tract Map and RPD approvals shall require a waste management plan, consistent with Moorpark Municipal Code Chapter 8.36, prepared by the applicant. At a minimum, the waste management plan shall address the following:</p> <ul style="list-style-type: none"> • Require that the demolition and construction wastes be recycled or re-used to the extent technically and economically feasible. • Require that recycled content building materials be used during construction to the extent technologically and economically feasible. • Conform to the City’s Source Reduction and Recycling Element. <p>The above listed mitigation measures shall be binding on all construction and operation phases of development within the Specific Plan area.</p>	
<p>Impact USSW-2 Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste.</p> <p>The project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste.</p>	Less than Significant	No mitigation is required.	Less than Significant
<p>Impact UST-1 Would the project require or result in the relocation or construction of new or expanded</p>	Less than Significant	No mitigation is required.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>telecommunication facilities, the construction or relocation of which could cause significant environmental effects.</p> <p>The project would not require or result in the relocation or construction of new or expanded telecommunication facilities, the construction or relocation of which could cause significant environmental effects.</p>			
Wildfire			
<p>Impact WIL-1 Would the project substantially impair an adopted emergency response plan or emergency evacuation plan.</p> <p>The project would not substantially impair an adopted emergency response plan or emergency evacuation plan.</p>	Less than Significant	No mitigation is required.	Less than Significant
<p>Impact WIL-2 Would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants</p>	Significant	<p>WF-1: Pre-Construction Requirements. Vegetation management shall be conducted prior to the start of construction and throughout all construction phases by a qualified Ventura County Fire Department-approved third-party fuel modification zone inspector hired by the project applicant. Perimeter fuel modification shall be implemented and approved by the VCFD prior to bringing combustible materials on site. Adequate firebreaks at least 50 feet</p>	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.</p> <p>The project could, 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.</p>		<p>wide shall be created around all grading, site work, and other construction activities in areas where there is flammable vegetation. Existing flammable vegetation shall be reduced by 50% on vacant lots upon commencement of construction. Firebreaks and fuel modification shall be implemented in accordance with Appendix 3.18, Fire Protection Plan, and approved by VCFD.</p> <p>The Project shall comply with the following risk reducing vegetation management guidelines:</p> <ul style="list-style-type: none"> • All new power lines shall be underground for fire safety. Temporary construction power lines may be allowed in areas that have been cleared of combustible vegetation. Existing 16 KV power lines within the project may be undergrounded or relocated to the extent practical. • Caution must be used to avoid causing erosion or ground (including slope) instability or water runoff due to vegetation removal, vegetation management, maintenance, landscaping or irrigation. <p>WF-2: In order to provide compensating structural protection in the absence of a 100-foot wide FMZ along the eastern property boundary, the structures along the entire eastern side of the development within Planning Area 3 shall include the following features for additional fire prevention, protection, and suppression:</p> <ul style="list-style-type: none"> • The proposed Triplex structures along the eastern edge of the development within PA3 that are adjacent to existing homes off Casey Road, shall be constructed with multi-pane glazing with a minimum of one tempered pane, and a fire resistance rating of not less than 20 minutes when tested according to NFPA 257, or be tested to meet the performance requirements of State Fire Marshal Standard 12-7A-2 (see Figure 3.18-3). • The remaining Triplex structures along the eastern edge of the development within PA3 are exposed to natural vegetation. Depending on the timing of development of the proposed Senior Living project which currently is not developed, the remaining Triplex structures within the Hitch Ranch development along the eastern edge of the development shall implement either; a.) if the proposed Senior Living development begins construction prior to the Hitch Ranch Project development begins construction, then dual pane single tempered windows will be acceptable, or b.) if the Senior Living development has not begun construction prior to Hitch Ranch Project construction at this site, then dual pane, dual tempered windows will be required for the Hitch Ranch 	<p>Less than Significant</p>

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>developments that are north of the existing homes off Casey Road up to proposed North Hills Parkway, exceeding the CBC Chapter 7A code requirement (see Figure 3.18-3).</p> <ul style="list-style-type: none"> • Provide a noncombustible, 6-foot high concrete masonry unit (CMU) wall at the top of the manufactured slopes behind the units within PA3 along the eastern property boundary. These walls will be installed to function as heat-deflecting walls; vining plants will be established as landscape screening. <p>WF-3: A fully irrigated landscape, planted with drought-tolerant, fire-resistive plants shall be implemented in accordance with VCFD Fire Hazard Reduction Program Plant Reference Guide (Appendix D of Appendix 3.18 of this EIR). No undesirable, highly flammable plant species shall be planted, as listed in the VCFD Prohibited Plant List (Appendix E of Appendix 3.18 of this EIR). The landscaping shall be routinely maintained and shall be watered by an automatic irrigation system that will maintain healthy vegetation with high moisture contents that would minimize ignition by embers from a wildfire.</p> <p>WF-4: The project HOA shall hire a qualified Ventura County Fire Department-approved third-party fuel modification zone inspector to provide annual inspections.</p>	Less than Significant
<p>Impact WIL-3 Would the project 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.</p> <p>The project would require the installation and maintenance of associated infrastructure (such as</p>	Significant	Implement Mitigation Measures WF-1 through WF-3 , as listed above.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
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.			
<p>Impact WIL-4 Would the project 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.</p> <p>The project could 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.</p>	Significant	Implement Mitigation Measures HYD-1 through HYD-5 and GS-1 through GS-3 , as listed above.	Less than Significant

Sources: Impact Sciences, Inc., January 2022.

1.6 ALTERNATIVES TO THE PROPOSED PROJECT

In accordance with *State CEQA Guidelines* Section 15126.6, **Section 4.0, Alternatives** of this Draft EIR, Alternatives to the Proposed Project, analyzes a reasonable range of alternatives that could feasibly attain the basic objectives of the Project as listed in **Section 2.0 Project Description**, and evaluates the comparative merits of the alternatives to reduce the Proposed Project's significant and unavoidable impacts to Aesthetics and Air Quality.

This Draft EIR includes an evaluation of the following alternatives to the Proposed Project:

- Alternative 1 - No Project

Section 15126.6(e) of the State CEQA Guidelines provides guidance on consideration of the no project alternative. When examining a development project on a specific piece of property, the No Project Alternative is the circumstance under which the Proposed Project does not proceed. Under a No Project scenario, the discussion compares the environmental effects of the property remaining in its current state against the environmental effects that would occur if the Proposed Project were approved and constructed.

The No Project Alternative assumes that no development would occur on the approximately 277.30-acre Project site. Under the No Project Alternative, the Project site would remain in its present partially graded, highly disturbed condition. As described in **Section 2.0, Project Description**, a portion of the Project site has been graded and, therefore, is either in an otherwise disturbed state (e.g., building pads, dirt roadways), or is presently open space. Under the No Project Alternative, the potential project-related impacts associated with development of the Project site and described in **Section 3.0, Environmental Impact Analysis** would not occur.

- Alternative 2 – RPD 20U-N-D Alternative

Alternative 2 assumes development in accordance with the City's current General Plan designation (Specific Plan 1) and Zoning regulations (AE, 1 dwelling unit/40 acres, and RPD 20U-N-D, 20 dwelling units/acre).

This alternative would develop 468 Low and Very Low-Income Rental Units, and five (5) 40-acre parcels for the development of single-family units (473 total units) consistent with the current zoning. This Alternative would necessitate that the City purchase the approximately 26-acre portion of the Project site zoned RPD 20U-N-D from the Project Applicant to build out the infrastructure improvements and dwelling units for affordable housing project and detention basin. This is a reduction in 282 housing units and approximately 931 fewer residents.

This Alternative is evaluated to identify alternate development that could take place on the Project site without the application for any discretionary actions requiring approval from the City, as a practical result of the Project's non-approval.

- Alternative 3 – 415 Unit Reduced Visual Impact Alternative

In an effort to reduce the Proposed Project's significant and unavoidable visual impacts, Alternative 3, 415 Unit Reduced Visual Impact, would include the construction of 415 single-family residential dwelling units, organized to avoid development on the most southerly, and publicly visible, areas of the Project Site. The Alternative would include 100 single-family units in Planning Area 1, 100 single-family units in Planning Area 2 east, 150 single-family units in Planning Area 3, and 65 single-family units in Planning Area 4 north. This alternative would provide infrastructure improvements in the form of detention basins (2, 2A, 2B, and 3), and the extension of North Hills Parkway up to Gabbert Road.

No affordable housing units would be provided under this alternative, as that parcel would be developed with single family housing. Further, the approximately 6.77-acre public park area (proposed under the Project on the southern edge of the specific plan area, along the High Street frontage), would not be included under this alternative.

In addition, Alternative 3 not would provide for the extension of High Street beyond "A" Street, or provide a connection to Meridian Hills Parkway. The Applicant would satisfy recreation/park space obligations solely through payment of Quimby fees.

This Alternative would reduce the number of proposed dwelling units by 300 when compared to the Project. Alternative 3 would accommodate approximately 1,469 residents (calculated as 3.54 persons per dwelling), approximately 1,204 fewer residents.

The detailed description and analysis of each alternative provided in **Section 4.0, Alternatives** will allow decision makers to determine whether an alternative should be adopted in lieu of the Proposed Project. The analysis also considers an alternative location alternative that was rejected as infeasible, and which therefore was not studied in detail in the EIR.

As required by CEQA, this section identifies the environmentally superior alternative, which is considered to be Alternative 2, the RPD 20U-N-D Alternative.

1.7 REVIEW OF THE DRAFT EIR

The Hitch Ranch Specific Plan Draft EIR has been distributed to responsible and trustee agencies, other affected agencies, surrounding cities, and other interested parties in accordance with *State CEQA Guidelines* Section 15086. The Notice of Completion for the Draft EIR was also distributed as required by CEQA. During the 45-day public review period, the Draft EIR, including the technical appendices, is available for review at the City of Moorpark City Hall at 799 Moorpark Avenue in the City of Moorpark, at the City of Moorpark Public Library at 699 Moorpark Avenue in the City of Moorpark, and on the City's Web site at www.ci.moorpark.ca.us.

Written comments on the Draft EIR should be addressed to:

Douglas Spondello, AICP, Planning Manager
City of Moorpark
Community Development Department
799 Moorpark Avenue
Moorpark, California 93021

Upon completion of the 45-day public review period, written responses to all significant environmental issues raised will be prepared and made available for review at least 10 days prior to consideration of the Final EIR before the Moorpark City Council. These environmental comments and their responses will be included as part of the Final EIR for consideration by decision makers for the project.

1.8 MITIGATION MONITORING

State law and the City of Moorpark CEQA procedures require the preparation of a mitigation monitoring and reporting program designed to ensure that mitigation measures adopted as conditions of approval to mitigate or avoid significant environmental effects are carried out. Mitigation measures identified within this Draft EIR have been described in sufficient detail to provide the necessary information to identify the party (or parties) responsible for carrying out mitigation, when it is to be implemented, and how the mitigation is to be monitored. A mitigation monitoring program will be considered by the City of Moorpark with the Final EIR.

2.0 PROJECT DESCRIPTION

INTRODUCTION

This EIR evaluates the environmental impacts of the Hitch Ranch Specific Plan (Plan). The Plan, including its implementing mechanisms (i.e., zone changes), is the Project being evaluated within this EIR. Within this EIR, the terms 'Plan' and 'Project' are both used to refer to the Proposed Project, similarly the term 'Plan area' is generally interchangeable with the term 'Project site'. The proposed Hitch Ranch Specific Plan provides policy guidance, design framework and development standards for the future development of a new residential community on the Hitch Ranch Specific Plan site. Development acreage, proposed uses, and standards are identified in the Specific Plan. It is anticipated that the Plan and the Draft Environmental Impact Report (EIR) will be relied upon by the City when considering a specific proposal(s) for development.

The Moorpark City Council will be required to certify the EIR as the Local Agency in accordance with the requirements of CEQA.

Subsequent to approval and adoption of the Specific Plan, General Plan Amendments, Zoning Amendment, Tentative Tract Map, Development Agreement, and Residential Plan Development permits, additional approvals, amendments, and permits may be required for implementation of development projects within the Plan Area.

This section of the Draft EIR describes the existing and surrounding conditions and evaluates the Plan area's regional location. Land uses surrounding the Plan area and their General Plan and Zoning designations are also disclosed. Additionally, this section includes a statement of the objectives of the Project and a general description of the Project's technical, economic, and environmental characteristics.

2.1 PROJECT LOCATION

Regionally, the Hitch Ranch Specific Plan Area is located in southeastern Ventura County in the City of Moorpark, between the Simi Hills and Little Simi Valley. Locally, the Project site is located in the rolling hills north of Poindexter Avenue, and west of Moorpark Avenue (State Route 23). Specifically, the site is approximately 277.30 acres, is located approximately 900 feet west of State Route 23, and extends to approximately 1,400 feet west of Gabbert Road. The regional location map (**Figure 2.0-1, Regional Location**) and site vicinity map (**Figure 2.0-2, Local Vicinity Map**) illustrate the Project site in both a regional and local context.

2.2 SURROUNDING LAND USE

Land uses surrounding the Hitch Ranch Specific Plan site, as well as their general plan and zoning designations are identified in **Table 2.0-1, Surrounding Land Uses**. Land uses surrounding the Plan area

include Walnut Canyon Elementary School and a few single-family homes immediately to the east. In addition, a post office, the City Civic Center, Aldersgate Housing Project site, and Essex site are located to the east, and the Moorpark downtown area about 0.25 mile further east. A mix of institutional, residential, light industrial and commercial land uses occurs to the south. Among the uses to the south are Poindexter Park and Chaparral Middle School. Single-family homes, at rural densities, and open space are located to the west. Residential development and open space uses are located to the north. A Ventura County Watershed Protection District concrete flood control channel (Walnut Canyon Channel) borders the southern site boundary. The Ventura County Transportation Commission/Union Pacific Railroad tracks are located just south of the flood channel. Poindexter Avenue, immediately south of the railroad right-of-way, is a two-lane local collector between Moorpark Avenue on the east and Gabbert Road to the west.

2.3 SITE CHARACTERISTICS

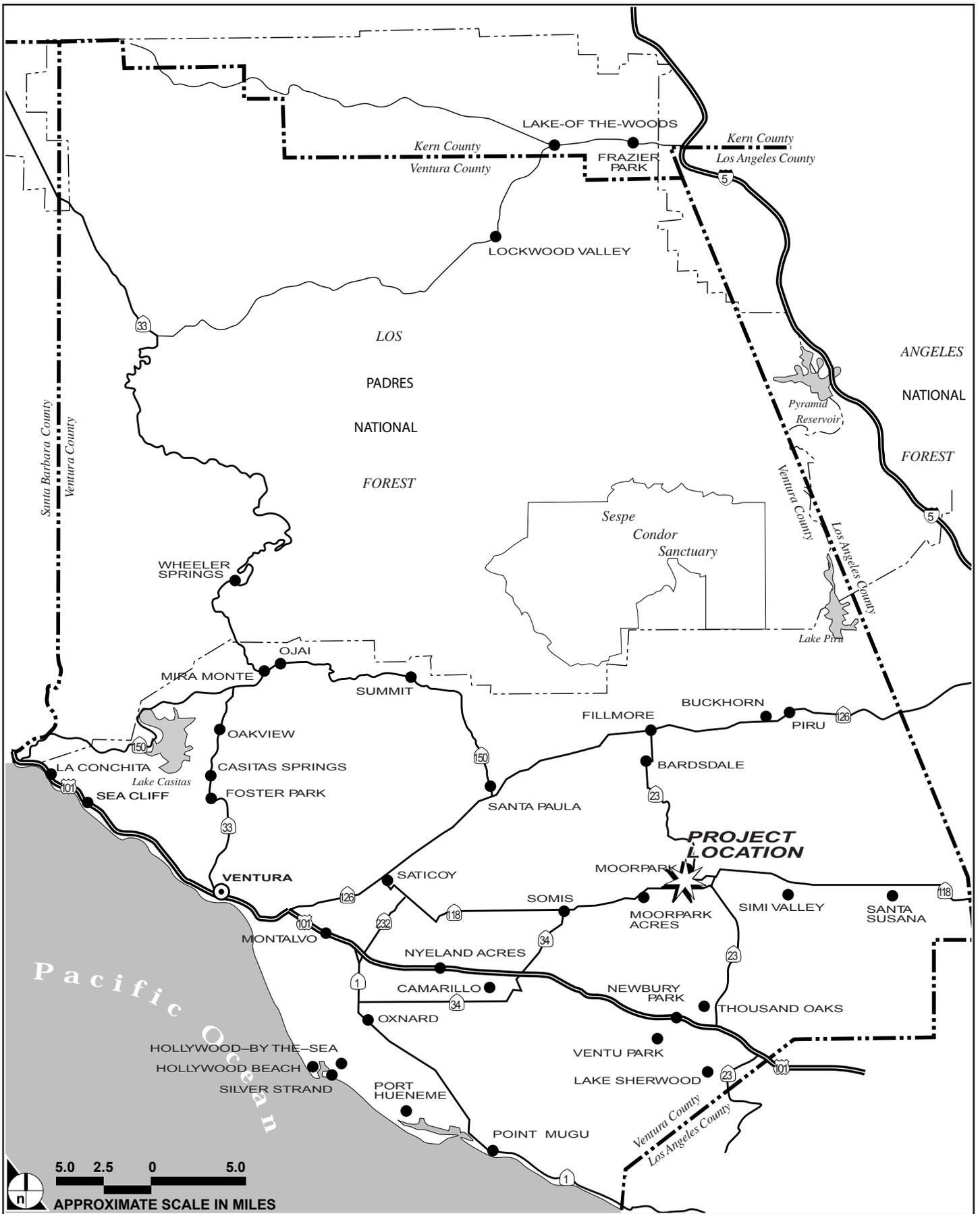
The Plan area is designated in the *City of Moorpark General Plan Land Use Element* as Specific Plan Area 1, with an Agriculture 1 overlay and has a zoning of Agricultural Exclusive (AE-40). A specific plan designation is provided to address large-scale projects, and is intended to provide a planning tool for the systematic implementation of the general plan.

The approximately 277.30-acre Plan area is predominately undeveloped and vacant. Its topography contains hills and is characterized by a series of moderately sloped northeast and southwest-trending ridge spurs with intervening southwest-draining valleys. Fires in 2003 and 2006 completely burned the Plan area. An east-to-west trending knoll occurs in the south-central portion of the site. The flat area along the southern site periphery represents the geomorphic transition from hillside area to the valley area of Moorpark. The site is visible from Los Angeles Avenue (State Route 118). East-west-trending hills through the middle of the site block views of much of the site's interior from passing motorist or residents on the south side of Poindexter Avenue. Additional north-south-trending hills at the eastern and western ends of the site block views of the site's interior from the surrounding area.

2.3.1 Existing On-Site Land Uses

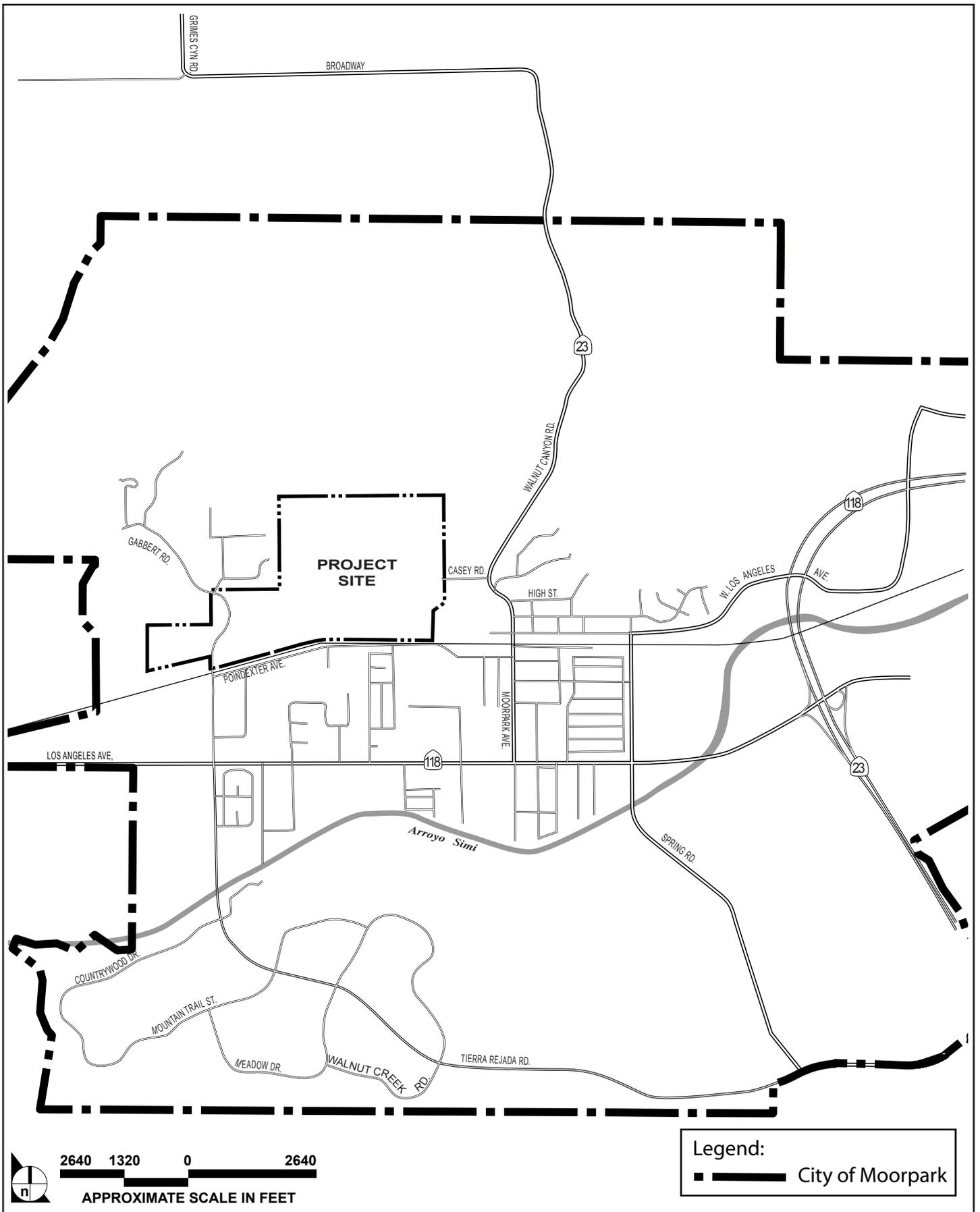
The Project site is located in the west/central portion of the City of Moorpark, between the Simi Hills and the Little Simi Valley (see **Figure 2.0-1**). The topography of the site ranges from a low elevation of 475 feet above mean sea level (msl) at Gabbert Road, up to elevation 720 feet msl at its north edge. Soils are mainly comprised of alluvium in the low areas, along with weakly cemented bedrock on the hillsides and hilltops.

While predominately undeveloped, the site contains limited improvements to accommodate existing land uses and includes dirt and semi-paved roads, along with remnants of grazing use, including corrals, fences, and watering facilities for grazing animals.



SOURCE: Impact Sciences, 2020

FIGURE 2.0-1



SOURCE: Impact Sciences, 2020

FIGURE 2.0-2

**Table 2.0-1
Surrounding Land Uses**

Direction (from Specific Plan Site)	Existing Land Use	Jurisdiction	General Plan Designation	Zoning Designation
North	Residential development	City of Moorpark	Low Density and Open Space	R-P-D [SF1]-1.48U, R-P-D-1.8U, O-S, R-E-1AC, R-E-5AC
South	Poindexter Park	City of Moorpark	Very High Density Residential (15 du/ac)	R-P-D-15U
	Chaparral Middle School	Moorpark Unified School District	School	R-E
	Concrete flood control channel (Walnut Canyon Channel)	Ventura County Watershed Protection District	Specific Plan 1	A-E
	Light industrial	City of Moorpark	Light Industrial	M-1, R-E
	Railroad tracks	Ventura County Transportation Commission/Union Pacific Railroad	Medium Industrial, Light Industrial, Medium Density Residential (4 du/ac), Very High Density Residential (15 du/ac), School	R-E
	Commercial	City of Moorpark	Light Industrial, Medium Industrial, General Commercial, Utilities	M-1, M-2, C-P-D
	Residential	City of Moorpark	Medium Density Residential (4 du/ac), Very High Density Residential (15 du/ac)	R-1-8, R-P-D-8.9U
East	Walnut Canyon Elementary School	Moorpark Unified School District	Specific Plan 9	R-E
	Post office and civic center	City of Moorpark	Public/Institutional	I
	Vacant lot	City of Moorpark	Rural High Density Residential (4 du/ac)	R-E
	Open space and residential	City of Moorpark	Rural Low Density Residential (1 du/5 ac)	R-E-5AC[SF2][SF3]
West	Single family homes	City of Moorpark	Rural High Density Residential (1 du/ac), Rural Low Density Residential (1 du/5 ac)	R-E-1AC
	Vacant Land	City of Moorpark	Medium Industrial	M-2
	Vacant Land	City of Moorpark	Rural Low Density	A-E

du: dwelling unit

ac: acre

A-E: Agricultural Exclusive

C-P-D: Commercial planned Development

I: Institutional

M: Manufacturing

O-S Open Space

R-P-D: Residential Planned Development

R-E: Rural Exclusive

Source: City of Moorpark General Plan

Private, gated access is presently available from Poindexter Avenue on the south and from Casey Road on the east. The majority of the site lies on rolling hills east of Gabbert Road. The smaller balance of the site lies immediately west of Gabbert Road, and is comprised of two hills with an intervening valley area that widens out along the flood control channel at the south/southwest site boundary.

Eleven overhead electrical transmission lines, within two easements, traverse the western portion of the site in west-to-east and north-to-south alignments. These lines are part of Southern California Edison's (SCE) regional grid system, and they connect to the SCE Moorpark Substation located just southwest of the Plan area. Lines and voltage ranges include the local Gabbert 16-kilovolt (kV) line; the 66-kV Saugus-Moorpark-Santa Susana-Torrey line; the 220-kV Moorpark-Pardee No. 1, 2, and 3 lines; the 220-kV Moorpark-Santa Clara No. 1 and 2 lines; and the 220 kV Moorpark-Ormond Beach lines.

The Plan area historically was used for commercial grazing operations, and apricot production in the 1950s, and infrequent limited dry farming since then. More recent farming ventures failed commercially and no crop farming has occurred on site for more than a decade. Remnants of the former apricot farming operations burned down in 2003. Limited grazing operations still occur on site. County of Ventura records indicate that at least 15 water wells have been drilled on the site. A water tank is also present in the site's northeastern periphery.

Due to the many years of crop production and grazing, the ground surface has been mostly disturbed and very little native vegetation remains. The predominant plant communities are non-native grassland, with scattered California sagebrush-deerweed, coyote brush scrub, mulefat scrub, and non-native woodland communities. Several stands of mature eucalyptus and pepper trees occur at scattered locations on the site. There are no oak trees or permanent waterways on the site.

Storm runoff flows overland south to the Walnut Canyon Channel, a concrete box channel along the south site boundary. Flat areas along the east side of Gabbert Road and along the south site boundary, extending several hundred feet on either side of Gabbert Road, are within a 100-year flood hazard zone, as mapped by the Federal Emergency Management Agency (FEMA).

2.3.2 Property Ownership

The Hitch Ranch Specific Plan site is owned by Hitch Ranch Tenants in Common. The Plan encompasses seven parcels, totaling approximately 277.30 acres of land which together comprise the Project site. The Project site comprises of the following parcels:

Parcel 1: Assessor Parcel No: 511-0-020-11

Parcel 5: Assessor Parcel No: 511-0-020-18

Parcel 2: Assessor Parcel No: 511-0-020-13

Parcel 6: Assessor Parcel No: 511-0-020-19

Parcel 3: Assessor Parcel No: 511-0-020-16

Parcel 7: Assessor Parcel No: 511-0-200-24

Parcel 4: Assessor Parcel No: 511-0-020-17

2.4 OBJECTIVES OF THE PROPOSED PROJECT

The California Environmental Quality Act (CEQA) requires that an environmental impact report (EIR) include a statement of the objectives sought by a proposed project (Section 15124(b) of the *State CEQA Guidelines*). The objectives of the Plan are:

- Develop the Project site with a financially feasible, residential project that meets the residential needs of the City of Moorpark.
- Provide residential development consistent with 2021-2023 City Council Goal 1: Identify options and solutions to barriers for housing for all economic and age ranges.
- Create a new community neighborhood that would allow for residential development, while preserving natural resources and open space.
- Contribute to the enhancement of Downtown High Street by providing a new residential customer base, bicycle, vehicle, and pedestrian connections to the downtown.
- Provide a range of housing opportunities with varying densities, types, styles, prices, and tenancy characteristics (for sale versus rental).
- Help to achieve Housing Element goals for affordable housing.
- Avoid leapfrog development and accommodate projected growth in a location, which is adjacent to existing infrastructure, urban services, and community facilities.
- Locate housing near to jobs and in close proximity to transit in order to reduce Vehicle Miles Traveled.
- Transition development within the Project site with consideration for natural resource areas and open space.
- Provide development and transitional land use patterns that supports surrounding land uses.

- Designate sites for needed public facilities including flood control facilities, regional roadways, and trails.
- Provide residential opportunities to respond to economic and market conditions over several years.
- Provide a tax base to support public services associated with the proposed development to appropriately offset development impacts to city services.
- Retain open space and natural vegetation to exist as a buffer between on-site land uses and the surrounding resources to the extent possible while providing fire protection to the proposed land uses.
- Improve safe and adequate vehicle circulation within the regional area.
- Provide pedestrian, bicycle and equestrian trails that connect to the local and regional trail systems in the surrounding hills.
- Promote water conservation through use of drought-tolerant, fire-resistive, and native plants as appropriate.

2.5 TECHNICAL, ECONOMIC, AND ENVIRONMENTAL CHARACTERISTICS

The *State CEQA Guidelines* requires an EIR to provide “[a] general description of the project’s technical, economic, and environmental characteristics, considering the principal engineering proposals if any and supporting public service facilities.” (*State CEQA Guidelines* Section 15124(c)).

2.5.1 Land Uses

Development of the Proposed Project will occur through implementation of the Plan. The Plan sets the overall guidelines of the development including proposed land uses, design, density, and intensity. The Plan is designed as a mixed-density residential community that incorporates land uses, which would help to:

- satisfy a regional demand for housing and
- provide local recreational uses for new residents.

The following discussion describes land uses within the Plan, the relationship of individual land uses within the framework of the overall land plan, and infrastructure improvements necessary to implement the Plan.

Table 2.0-2, Hitch Ranch Specific Plan Proposed Land Use Data, provides a summary of the Plan in terms of the number of dwelling units, open space and public and private land and improvements, and **Figure 2.0-3, Specific Plan - Land Use Plan**, illustrates the proposed land uses.

The Plan provides for the arrangement of various land uses on the approximately 277.30-acre Plan area. Proposed land uses include several types/intensities of residential land uses, private recreation areas, one neighborhood park site, and flood-control facilities. Other improvements include storm drains, water mains, sanitary sewer lines, electric lines, natural gas lines, and telephone and cable lines. The Plan is divided into a series of planning areas as further described in **Table 2.0-2**. Build out of the Plan is anticipated to occur in phases as market conditions allow, over a period of 60 months, with an anticipated completion year of 2027.

HI TCH RANCH SPECIFIC PLAN
 LAND USE STATISTICAL SUMMARY - January 2022

Area/Description:	Land Use:	Acres:	Dwelling Units	%
Planning Area 1	SFD Units & Private Streets	25.21	70	46
	Natural Open Space	17.33		31
	Manufactured Slopes	12.87		23
	Subtotal	55.41	70	100
Planning Area 1A	Recreation Lot	3.12		51
	Manufactured Slopes	3.06		49
	Subtotal	6.08		100
Planning Area 2	SFD Units & Private Streets	32.27	188	52
	Natural Open Space	7.45		13
	Manufactured Slopes	16.55		30
	Passive Recreation Lot	1.55		2
	Water Quality Treatment (Lot AE)	2.38		4
	Subtotal	62.10	188	100
Planning Area 3	SFD Units & Private Streets	17.28	160	53
	MFD Units & Private Streets	6.93	93	27
	Open Space	1.60		5
	Manufactured Slopes	4.06		12
	Recreation Lot	0.93		3
	Subtotal	32.80	253	100
Planning Area 4	Multi-family Dwelling Units	8.28	235	72
	Manufactured Slopes	3.39		28
	Subtotal	11.67	235	100
Open Space	Open Space (Lots W-V)	28.78		100
	Subtotal	28.78		100
Public Facilities	Public Streets	31.66		56
	UCWPD Esplanade (Lot AG)	2.68		5
	Detention Basin 2 (Lot G)	5.96		10
	Detention Basin 2A (Lot H)	3.57		6
	Detention Basin 2B (Lot V)	6.30		11
City Park (Lot AE)	6.77		12	
	Subtotal	57.92		100
	TOTAL	253.86		
	Market Rate Units		620	
	Affordable Apartments		135	
Lot 378	City Donation Parcel (Open Space, 7.22 Ac.)	23.44		100
	GRANDTOTAL	277.30		

--- PROJECT BOUNDARY



SOURCE: Comstock Homes, 2022.

FIGURE 2.0-3

Specific Plan Proposed Land Use Map

**Table 2.0-2
Hitch Ranch Specific Plan Proposed Land Use Data**

Area	Land Use	Acres	Dwelling Units (du)	Percentage of Land Use
Planning Area 1 (Lots 1-79, A, B, E-G, S1-S4)	SFD Units & Private Streets	25.21	79 du	46
	Natural Open Space	17.33		31
	Manufactured Slopes	<u>12.87</u>		<u>23</u>
	Subtotal	55.41	79 du	100
Planning Area 1A (Lots C & D)	Recreation Lot	3.12		51
	Manufactured Slopes	<u>2.96</u>		<u>49</u>
	Subtotal	6.08		100
Planning Area 2 (Lots 80-267, J-U, AA-AC, S5-S15)	SFD Units & Private Streets	32.27	188 du	52
	Natural Open Space	7.40		12
	Manufactured Slopes	18.55		30
	Passive Recreation Lot	1.55		2
	Water Quality Treatment (Lot AC)	<u>2.33</u>		<u>4</u>
	Subtotal	62.10	188 du	100
Planning Area 3 (Lots 268-376, I, AF-AJ, S16-S28)	SFD Units & Private Streets	17.28	160 du	53
	MFD Units & Private Streets	8.93	93 du	27
	Natural Open Space	1.60		5
	Manufactured Slopes	4.06		12
	Recreation Lot	<u>0.93</u>		<u>3</u>
	Subtotal	32.80	253 du	100
Planning Area 4 (Lot 377)	Multi-Family Dwelling Units	8.45	235 du	72
	Manufactured Slopes	<u>3.22</u>		<u>28</u>
	Subtotal	11.67	235 du	100
Open Space (Lots W-Y)	Open Space	28.78		100
Public Facilities	Public Streets	31.66		56
	VCWPD Easement (Lot AD)	2.68		5
	Detention Basin 2 (Lot Z)	5.94		10
	Detention Basin 2A (Lot H)	3.67		6
	Detention Basin 2B (Lot V)	6.30		11
	City Park (Lot AE)	<u>6.77</u>		<u>12</u>
	Subtotal	57.02		100
	Project Total	253.86	755 du	
Lot 378	City Donation Parcel (Basin 3 Park = 7.23 acres)	23.44		100
	Grand Total	277.30		

Note:

- The number of units within any Planning Area may be refined during the course of subsequent City review and approvals, provided that the total number of units within the Project does not increase beyond the total shown in this table.

Source: Development Planning Services / Comstock Homes, June 2021

2.5.2 Residential Development

Residential uses constitute the primary component of the Plan. As proposed, implementation of the Plan would result in the development of 755 dwelling units. **Table 2.0-2, Hitch Ranch Specific Plan Land Use Data**, provides a summary of the proposed residential land use types and approximate acreages devoted to each land use type. Proposed residential uses would consist of 755 dwelling units on approximately 92 gross acres including approximately 427 single-family units, and approximately 328 multi-family units. Of the approximately 328 multi-family units, approximately 135 units would be affordable apartment units. Single-family structures would be one and two stories in height, while multi-family structures would be two and three stories in height. The densities for dwelling units within each planning area range from 1.43 to 20.00 (gross) dwelling units per acre. Single-family dwelling units are proposed for Planning Areas 1, 2 and 3, and multi-family dwelling units are proposed for Planning Areas 3 and 4.

To be consistent with the City of Moorpark's General Plan policies regarding affordable housing, the Applicant will donate an approximately 23.44-acre graded development pad and stubbed utility services to the City, so that the City of Moorpark may pursue development of affordable multi-family housing under a separate process at a future date. The Plan also provides for up to 135 affordable housing units in Planning Area 4; provision of affordable housing would be negotiated in the Development Agreement to be consistent with the Housing Element of the General Plan.

2.5.3 Parks and Recreational Uses

The Plan includes private recreation areas, greenbelts, and public multi-use trails connecting to local and regional trails in the surrounding hills.

As discussed below, an approximately seven-acre public park area is proposed in the southern edge of the Plan area, along the High Street frontage. An approximately seven acre improved passive public park¹ is included within the Basin 3 area.

¹ In this context, "passive" denotes a park that does not have sports fields or other facilities, such as sports courts or restrooms.

2.5.4 Open Space

Open Space

The Plan identifies a variety of open space types. The total combined open space areas within the Plan is greater than 75 acres, or 27 percent of the total site, exceeding the City of Moorpark Specific Plan requirement of 25 percent. Natural open space as defined in the Plan, is an undeveloped area, which would remain in its existing condition. A portion of the Ventura County Fire Protection District required 200-foot fuel modification zone would occur within natural open space areas in order to protect adjacent and on-site structures. Approximately 55 acres of natural open space is proposed by the Project. Approximately six additional acres of private active recreational open space would be provided consisting of Hitch Ranch Homeowners Association (HOA) accessible recreation centers, pools, greenbelts, and turf areas. The remaining open space, as described below in sections 2.5.5 and 2.5.6, would be available for public use and includes approximately 14 acres of public parkland, evenly divided between active and passive park improvements. An additional approximately 29 acres of re-vegetated retention basins and water quality treatment areas are located throughout the site and provide additional open space and landscaped vistas.

Manufactured Slopes

Approximately 41.74 acres within the Plan are designated as manufactured slopes. Where possible and there is available area to provide for contour grading, the applicant would provide for such grading. The areas that are characterized as graded slopes are adjacent to proposed residential uses in Planning Areas 1 through 4. It is anticipated that these areas would be landscaped with drought-tolerant plants, primarily native or appropriate adaptive plant species. Landscaping would not only serve to stabilize graded slopes (to prevent erosion), but also soften the visual aspect of the Project due to site grading for building pads and roadways.

2.5.5 Public Facilities

Some required portions of the Ventura County Watershed Protection District (previously the Ventura County Flood Control District) flood-control master plan facilities are incorporated as part of the Plan; these facilities would serve the Plan area and provide flood control for the local drainage basin (i.e., Gabbert and Walnut Canyons). These facilities were identified as part of the *Gabbert and Walnut Canyon Channels Flood Control Deficiency Study*, which was prepared for the Ventura County Flood Control District (dated March 1997). As proposed, the Plan includes a total of five retention basins making up approximately 29.91 acres, or approximately 10.8 percent of the Plan area. Basins 2A (approximately 3.67 acres), and 2B (approximately 6.30 acres) will be north of North Hills Parkway, in Planning area 1. Basin 3 (approximately 7.23 acres) will be located along the Walnut Canyon Channel along the southern border of the Plan area, and the second

regional basin (Basin 2 – approximately 5.94 acres) will be constructed in the arroyo adjacent to Gabbert Road and the Walnut Canyon Channel within the Plan area. The last basin will serve as a water quality treatment basin (Lot AE – approximately 6.77 acres) and will be located on the southwestern side of the Plan area. There will be four debris basins (DB1A [approximately 0.25 acre], DB1B [approximately 0.05 acre], DB2 [approximately 0.20 acre], and DB3 [approximately 0.15 acre]) located on the northern edge of the Plan area. All basins are designed as soft-bottom facilities, which would ultimately drain to the Ventura County Watershed Protection District (VCWPD) channel (Walnut Canyon Channel) located along the southern perimeter of the Plan area. It is anticipated that these basins would be operated and maintained by the Hitch Ranch HOA and/or a Community Facilities District (CFD). Within the Walnut Canyon Channel concrete channel the flood-control master plan facilities design concept anticipates both a high-flow diversion structure into the Hitch Ranch Basin 3 along with several points of connection for discharge for treated water from the Project basins back into the Walnut Canyon Channel. The Hitch Ranch southern property line runs approximately down the middle of the Walnut Canyon Channel concrete channel, with the balance of the channel width being offsite to the south. Construction of the diversion structure and points of connection require both VCWPD and Army Corps of Engineers approval prior to the start of construction.

In addition to the previously identified drainage basins, the Plan includes an approximately 2.68-acre VCWPD easement along the southern boundary (Lot AD).

2.5.6 Recreational Uses – Public Parkland

Approximately 6.77 acres of onsite public parkland is proposed along the southern edge of the Plan area, along the High Street frontage. This designated public park land would be dedicated to the City of Moorpark and would meet the requirements of the General Plan for dedication to allow development of park uses and community service centers. The specific improvements will ultimately be determined by the negotiated Development Agreement. An additional approximately 7.23 acre improved passive public park area is included within the offsite Basin 3.

2.5.7 Circulation System

Regional access to the Plan area would be provided by Los Angeles Avenue (SR-118) and Moorpark Avenue (SR-23). Los Angeles Avenue provides access east to the SR-23 and SR-118.

Components of the access plan are illustrated on **Figure 2.0-3**. All “named” streets on **Figure 2.0-3** (including “A” Street) would be public and all other streets would be private. The primary access to the Plan area would be provided via extensions of Casey Road and High Street to the west and a connection to North Hills Parkway, a planned arterial. The proposed Plan incorporates several roadway improvements

in addition to roadways internal to each Planning Area. These roadways include (1) dedication of right-of-way and construction for North Hills Parkway; (2) dedication of the Casey Road right-of-way and roadway construction; (3) dedication of the “A” Street right-of-way and roadway construction, (4) dedication of the on-site High Street right-of-way and on-site and off-site roadway construction, (5) dedication of Meridian Hills Drive right-of-way and roadway construction; and (6) dedication of the Gabbert Road right-of-way and roadway construction.

Arterial Roadway

As indicated in the Moorpark’s General Plan Circulation Element, North Hills Parkway has been envisioned as a four-lane roadway that would extend from the interchange of SR 118 and Princeton Avenue west through the central portion of the Plan area to Los Angeles Avenue west of Gabbert Road. The Plan would provide a four-lane road and consists of two vehicle-travel lanes plus bike lanes (in each direction) with a total right-of-way corridor dedication width of 200 feet with controlled access and restricted parking. A 14-foot wide landscaped median is provided. The roadway includes a 14-foot wide ultimate parkway section. The north side of the parkway shall provide for a 12-foot wide multi-use trail. Dedicated right and left turn lanes will be provided where needed.

Rural Collector Roads

Rural Collector Roads within the Plan area include Gabbert Road, “A” Street, and Meridian Hills Drive. These roads provide two- to four-travel lanes (one or two in each direction), with optional 12- to 14-foot raised landscaped median, with a typical right-of-way width of 80 to 104 feet and a curb-to-curb pavement width of 40 to 52 feet; shoulder widths vary and contain 5- to 10-foot landscape parkway, and 5-foot sidewalks. In hillside areas, the minimum dimension may be allowed, but graded shoulders are required, and on-street parking is prohibited. To provide extra safety a decomposed granite multi-purpose trail is proposed for joint use by equestrians, bicyclists and pedestrians in specific locations.

As proposed, Gabbert Road would become a four-lane arterial roadway constructed within an approximately 98-foot right-of-way from the point of connection with High Street, north of the Union Pacific Railroad tracks and continuing to North Hills Parkway. Northerly of North Hills Parkway Gabbert Road would taper back to existing width at the northwestern boundary of Hitch Ranch.

Meridian Hills Drive would be extended to the south from the existing terminus within the Meridian Hills community into Hitch Ranch with a roundabout connection to “A” Street at North Hills Parkway. From the roundabout to North Hills Parkway “A” Street will be a divided road with a landscaped median, consistent with the existing Meridian Hills Drive street section.

“A” Street would serve as a connector between North Hills Parkway, Poindexter Avenue, and the future extension of High Street. South of North Hills Parkway this two-lane local collector roadway would be constructed within an approximately 80-foot right-of-way, and would provide direct site access to Planning Areas 2, 3, and 4. The “A” Street intersection with North Hills Parkway will provide full access (four-way with all turns permitted) to the site.

Local Collector Roads

Existing Local Collectors adjacent to the Plan area are Casey Road and High Street. These roads provide two travel lanes (one in each direction), with a right of way width of 60 to 75 feet and a curb-to-curb pavement width of 40 to 48 feet; 10-to 19 foot shoulders containing an 8-foot landscaped parkway and a 5-foot sidewalk are typically provided. Casey Road is an east-to-west roadway providing a frontage access road into the Plan area and connecting to areas to the east.

Casey Road would be extended from its current terminus east of the Plan area adjacent to Walnut Canyon School to provide access to Planning Areas 2, 3, and 4 and would be widened to provide for a right-of-way up to 76 feet in width from approximately 450 feet west of Walnut Canyon Road west through the Plan area to “A” Street. Casey Road shall also serve as an entry corridor into the site.

High Street would be extended from its current terminus east of the Plan area adjacent to the U.S. Post Office along the northern side of the Union Pacific railroad tracks to Gabbert Road.

These roadways would be one lane in each direction.

Neighborhood (Local) Streets

Neighborhood Streets are streets that are private streets internal to the Plan area, connecting to Arterials and Rural and Local Collectors. Neighborhood streets provide access to residential and recreational land uses. These streets typically have a right-of-way width of 56 to 60 feet and a curb-to-curb pavement width of 36 to 40 feet with 10-foot shoulders containing a 5-foot landscape parkway and a 5-foot sidewalk.

Neighborhood streets are located and detailed with the following intentions:

- Provide quiet, safe and attractive frontages for residential lots;
- Provide safe and convenient routes for pedestrians from homes to recreational areas; and
- Accommodate low volume vehicular traffic and bicycles at slow speeds.

The precise location shall be determined through the approval of subdivision maps. Neighborhood streets may or may not be gated. If they are gated, they are subject to precise design approval by the City of Moorpark. Streets internal to Planning Areas 3 and 4 may have private drives and street widths less than 36 feet. The precise width of these streets shall be determined through the approval of subdivision maps for these Planning areas. Traffic calming devices such as chokers may be incorporated in street design, subject to meeting City Public Works and Ventura County Fire Department design standards.

The circulation upgrades not only benefit the proposed Hitch Ranch project, but also provide a public benefit to the surrounding communities and elementary school by providing additional access to these existing one-way in and out communities. Access to the Gabbert Canyon neighborhood to the northwest will be improved by expanding Gabbert Road and by providing a new easterly evacuation route by extending High Street from its current terminus east of the Project site across the southern boundary of the Project site north to the railroad track to Gabbert Road. The Meridian Hills neighborhood to the northeast will be improved by providing a southerly evacuation route through Hitch Ranch by extending Meridian Hills Drive from the existing terminus and connecting it to "A" Street at North Hills Parkway. Finally, Walnut Canyon Elementary school to the east is currently accessed by a dead end, two-lane road off Moorpark Avenue. There presently are no evacuation routes or secondary vehicle access roads to the school. However, the Proposed Project would provide an additional evacuation route through the Hitch Ranch community by extending Casey Road from its terminus east of the Plan area to continue west and link to "A" Street.

For a more detailed description of the local and regional circulation systems, please see **Section 3.15, Transportation/Circulation**, of this EIR.

2.5.8 Infrastructure

Natural gas and electrical would be provided by extending existing lines, which serve existing urban uses to the west, east, and south of the site. The size and location of lines would be determined when individual tract maps are prepared for each phase of the Project. A more detailed analysis of these services is provided in **Section 3.17, Utilities and Service Systems**.

Water service would be provided by the Ventura County Waterworks District No. 1. Domestic water service would be connected at the site boundary at Meridian Hills Drive, High Street, Poindexter Avenue and Casey Road and be pressure-looped through the Plan area. Currently, there are 8-inch water mainlines in Poindexter Avenue, Casey Road and Gabbert Road; these lines would be inter-connected to serve the Plan area. The precise configuration of the water service system would be determined when individual

tract maps are prepared for each phase of the Project. For a detailed discussion of water service, please refer to **Section 3.17, Utilities and Service Systems**.

Sanitary sewer service will be provided by Ventura County Waterworks District No. 1 (VCWWD1) by connecting to their existing sewer line in Gabbert Road. To connect to VCWWD1's facilities, the onsite sewer main will run perpendicular to and beneath the Walnut Canyon storm channel and the Union Pacific Railroad/Metro Rail tracks at Gabbert Road. No interference in rail operations is anticipated as the sewer main would be installed utilizing a bore pit and jacking method of installation in order to connect at the intersection of Gabbert Road and Poindexter Avenue. To accommodate the anticipated flows from the Project, the existing 8-inch and 12-inch diameter sewer main on Gabbert Road and on Los Angeles Avenue would require upsizing to a 15-inch diameter sewer line. Upsizing would occur from the intersection of Gabbert Road and Poindexter Avenue to the north side of the intersection of Los Angeles Avenue and Mira Sol Drive.

The configuration of the sewage collection system will be determined at the time individual tract maps are prepared for each phase of the Project. A detailed analysis of sewer service is provided in **Section 3.17, Utilities and Service Systems**.

The Project Applicant will enter into an agreement with the Ventura County Waterworks District to fund recycled water infrastructure within the District. This funding will be used for increased recycled water infrastructure to offset irrigation of common areas such as open space and landscaped areas.

In accordance with Section 150.1(b)14 of the 2019 Building Energy Efficiency Standards, all new residential uses of three stories or less would install solar photovoltaic (PV) panels that generate an amount of electricity equal to their expected electricity usage. In addition, although not required by Title 24, the Project would include a rooftop solar system sized at approximately 112 kilowatts for the proposed four-story building that would accommodate the electricity needs of the approximately 135 affordable apartment units.

2.5.9 Development Implementation

It is expected that the Project would be implemented in conformance with the regulations and guidelines defined in the Plan. As proposed, it is anticipated that the Plan would be completed in six phases beginning in 2022. As presented in **Table 2.0-3, Residential Project Buildout**, construction is projected to take place over approximately 60 months, commencing with mass grading and the installation of the planned infrastructure (i.e., detention basins, road extensions and widenings, underground utilities, and connections to the Ventura County Water Protection District Easement), followed by with an estimated 105 to 250 units built per year during phases 2-6.

**Table 2.0-3
Residential Project Buildout**

Phase	Year	Land Use Type	Construction Activity	Planning Area
1	2022-2023	Various	Grading and Infrastructure	all
2	2023-2024	Residential, Recreation	250 du	3 & 4
3	2023-2024	Various	Grading and/or Infrastructure	1, 2, & Open Space
4	2024-2025	Residential, Recreation	200 du	1-4
5	2025-2026	Residential, Recreation	200 du	1-4
6	2026-2027	Residential, Recreation	105 du	1-4
TOTAL		--	755 dwelling units.	--

Source: Development Planning Services / Comstock Homes, May 2020

2.5.10 Grading

As shown in Table 2.0-3, the construction period for the Project is currently anticipated to begin in June 2022 and last approximately 60 months with construction of the Project being completed by approximately June of 2027. Implementation of the Plan is expected to occur in six phases.

Grading of the Plan area would involve the cut and fill and would primarily occur during the Phase 1 and Phase 2 construction phases. Phase 1 would involve approximately 3.9 million cubic yards of earth and Phase 3 would involve movement of approximately 1.5 million cubic yards of earth material. Maximum cut slopes would be approximately 70 feet high, and maximum fill areas would be approximately 61 feet high. Approximately 198.7 acres (72 percent) of the Plan area would be graded under of implementation of the proposed Specific Plan. Approximately 55.2 acres (20 percent) of the Plan area, not including the City Donation Parcel, would remain undisturbed. Of the total graded area, approximately 29 acres would be returned to open space in the form of detention basins and water quality basins, ultimately providing approximately 73.44 total acres (approximately 26 percent) of natural and detention basin open space within the Specific Plan Area.

2.5.11 Economic Characteristics

It is the intent of the Project Applicant to provide a mix of residential uses. In light of this, the Applicant's goal is to construct a financially viable project while at the same time provide a variety of housing opportunities for the City of Moorpark.

The average household size for the City of Moorpark is approximately 3.3 persons. Therefore, construction and occupation of the residential component of the Project would result in a theoretical population increase of approximately 2,492 persons. A more detailed discussion of population/employment issues is provided in **Section 3.12, Population and Housing**.

2.6 INTENDED USES OF THE EIR

The following lead agency and responsible and trustee agencies are expected to use the information contained in this EIR for the consideration of approvals related to and involved in the implementation of the Specific Plan.

2.6.1 City of Moorpark Project Approval Process

This EIR will be used by the Planning Commission and City Council of the City of Moorpark in their consideration of the Proposed Project which consists of General Plan Amendment No. 2020-01, Zone Change No. 2019-01 Development Agreement No. 2019-01, Specific Plan No. 1 / 2019-01, and Tentative Subdivision Map No. 2019-01 for Tract No 5708. = Subsequent entitlements requiring approval from the City would include, but are not limited to, final maps, residential planned development permits, and, potentially, conditional use permits.

Certification of the Hitch Ranch Specific Plan Final Environmental Impact Report

Any approval actions related to the Project would first require the acceptance and certification of an environmental document as having been prepared in compliance with CEQA, *State CEQA Guidelines*, and City of Moorpark CEQA Guidelines.

Hitch Ranch Specific Plan (SP 2019-01)

The Project requires the adoption of a Specific Plan as having been prepared in compliance with California Government Code Article 8, Section 65450 et seq., and all other applicable state and City policies. The approval of the Specific Plan would establish the framework for development of the land, including development standards, design guidelines, phasing, and infrastructure requirements.

General Plan Amendment (GPA No. 2020-01)

The General Plan Amendment updates the existing General Plan map for the Hitch Ranch Specific Plan area (General Plan designation SP1) by designating the approximately 23.44-acre City Donation Parcel as “Very High Density Residential” (VH), consistent with the City of Moorpark Ordinance Number 421 and Zoning Ordinance Amendment Number 2013-03, adopted September 11, 2013. The Circulation Element is also amended with the extension of High Street to Gabbert Road, the revision of North Hills Parkway from a six-lane arterial roadway to a four-lane arterial roadway and deletion of a traffic signal at North Hills Parkway and Gabbert Road. **Figure 2.0-4 City of Moorpark General Plan Existing and Proposed** illustrates these updates.

Adoption of the Specific Plan would require three Amendments to elements of the City of Moorpark General Plan. The Amendments are:

- **Circulation Element:** Amend to include the extension of High Street to Gabbert Road. Under the current General Plan Circulation Element High Street terminates east of Hitch Ranch at Moorpark Avenue. The High Street roadway presently extends westerly approximately 700 feet beyond Moorpark Avenue to provide access to the United States Post Office. The additional extension to connect to the Hitch Ranch property will provide a secondary access point for the Post Office and improve east/west circulation within the portion of the City north of the Union Pacific Railroad tracks. High Street will be built as a two-lane collector roadway with traffic calming roundabouts within the Specific Plan. The Circulation Element is also to be amended to reduce North Hills Parkway from a six-lane arterial roadway to a four-lane arterial roadway, along with the deletion of a traffic signal at North Hills Parkway and Gabbert Road. The current General Plan Circulation Element also shows a conceptual alignment for Casey Road that would not be feasible due to the hilly landforms of the Hitch Ranch property. The current Circulation Element Casey Road conceptual alignment also terminates on the west end at an impractical location too near to the intersection with the currently-designated six-lane and signalized North Hills Parkway. With the proposed Circulation Element Amendment both “A” Street and Meridian Hills Drive will be added as Local Collector roads originating at Walnut Canyon Road on the north and terminating at High Street extension on the south. Casey Road will terminate on the west at “A” Street. These General Plan Circulation Element Amendments will create additional routes of vehicle circulation through interconnection that was not anticipated at the time that the 1992 General Plan Circulation Element was last updated.
- **Land Use Element:** Amend to include the addition of 14 acres of Public Parkland, creating consistency with the existing City of Moorpark Park Master Plan. The three acres of Institutional Use referenced in the General Plan will be deleted.

Amend for consistency between the State of California (HCD) approved General Plan Housing Element and the City's current Land Use Element of the General Plan to provide for 755 dwelling units within the Specific Plan Area. In June 2009, the City Council authorized the Specific Plan and EIR for Hitch Ranch to analyze 755 dwelling units. In 2014, the State of California approved the City of Moorpark Housing Element with 755 dwelling units within Hitch Ranch. The Specific Plan is based on the 755 dwelling unit land use plan. The Specific Plan Area also includes an approximately 23.44 acre parcel to be donated to the City for future development of up to 333 affordable multi-family housing units, this development is considered conceptual at this time, additional environmental analysis may be required, pursuant to Section 15162 of CEQA once this project is fully defined.

Rezoning (ZC 2019-01)

The project requires consideration of a change of zone from Agricultural-Exclusive (AE-40) to Hitch Ranch Specific Plan to establish consistency between the project Zoning and General Plan/Specific Plan land use designations; this includes retaining the designation of approximately 11 acres owned by Southern California Edison in the southwest corner of the Hitch Ranch Specific Plan as "Agricultural-Exclusive" (AE), consistent with City zoning of adjacent Electrical Transmission Corridor land owned by Southern California Edison. Approximately six acres of the Walnut Canyon School property on the eastern edge of the Hitch Ranch Specific Plan is to remain "Agricultural Exclusive" (AE) consistent with the existing City zoning of this land owned by the Moorpark Unified School District. The approximately 23.44 acres City Donation Parcel will be realigned to the south, and will remain designated "RPD-20U-N-D", consistent with the City of Moorpark Zoning Map. **Figure 2.0-5, City of Moorpark Zoning Existing and Proposed** illustrates these updates.

Tentative Tract Map for Tract No 5708 (TTM 2019-01)

The Tentative Tract Map would subdivide the approximately 277.30-acre site into lots to accommodate residential, recreational, drainage basins, and open space uses. The mapping would also include easements, dedications, roadways, utilities, and define adjacent off-site improvements required for the Project.

Development Agreement (DA 2019-01)

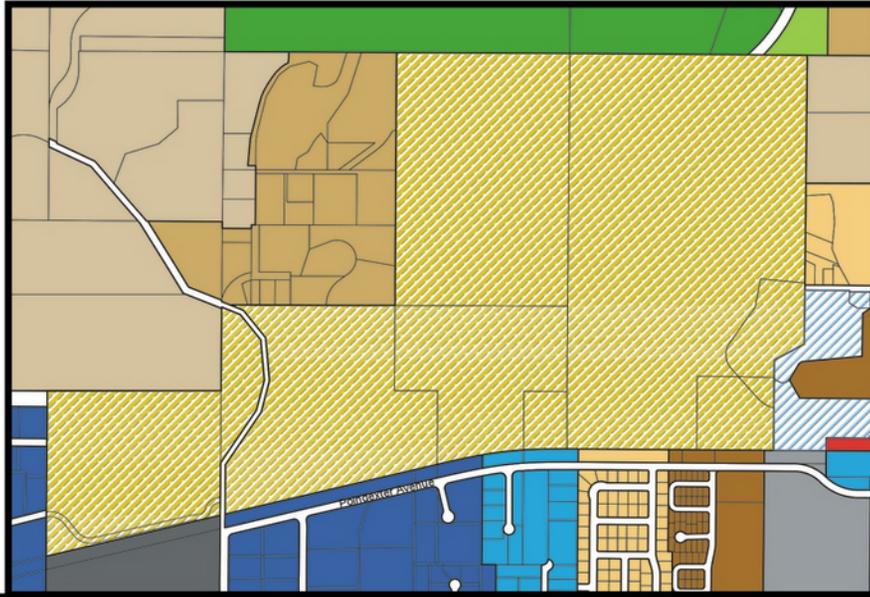
The agreement between the developer and a city that contains all of the terms and conditions for the maintenance, planning and development of a property, and legally governs the relationship between the agency and developer until the development has been completed.

A development agreement will outline the parameters of development of the Project site, and would insure orderly development of the Project.

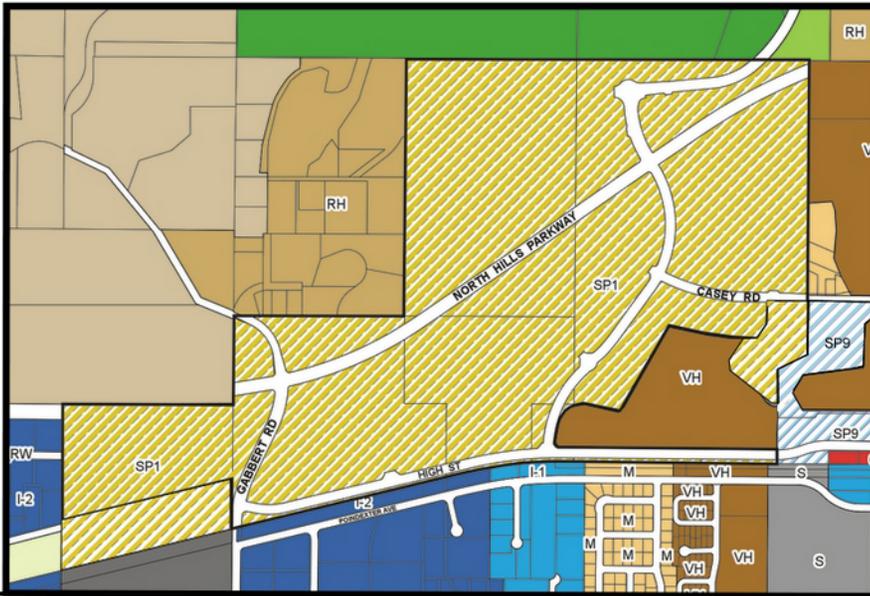
Residential Planned Development Permit(s)

Residential Planned Development Permit(s) would establish the physical site plan layout of each individual Planning Area within the Specific Plan, including street and neighborhood amenity locations, community plot plans, conceptual landscape architecture, architectural elevations and preliminary floor plans.

Existing



Proposed



SP-1
Hitch Ranch Specific Plan

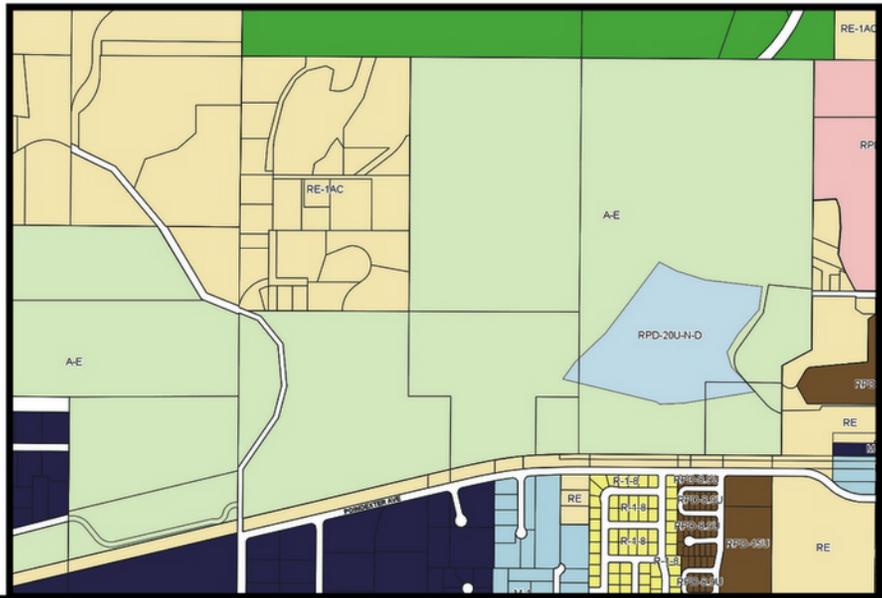


VH
Very High Density Residential
(15Du/Ac)

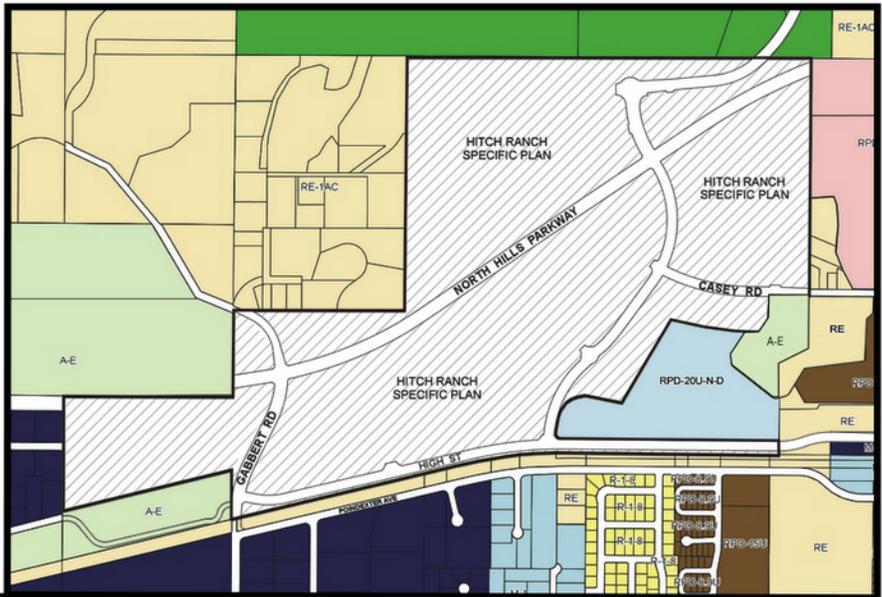
SOURCE: DPS, August 2021.

FIGURE 2.0-4

Existing



Proposed



-  AE
Agricultural Exclusive
-  RPD-20DU-N-D
-  Hitch Ranch Specific Plan

SOURCE: DPS, August 2021.

FIGURE 2.0-5

Subsequent Actions

Subsequent actions could include the following:

- Final tract maps and parcel maps
- Conditional use permits
- Grading permits
- Subdivision improvement plan permits
- Haul route approval
- Building permits
- Acquisition of easements and rights-of-way and construction of roads and access ways
- Homeowner Association formation
- Tree removal permit
- Encroachment permits
- Utility connection permits
- Retaining wall permits
- Formation of a Community Facilities District

2.6.2 Responsible and Trustee Agencies

Ventura County Agencies and Special Districts

Ventura County Air Pollution Control District. The management of air quality in Ventura County is the responsibility of the Ventura County Air Pollution Control District (VCAPCD). The VCAPCD is responsible for bringing air quality in the County into conformity with federal and state air quality standards. For a detailed discussion of air quality, please refer to **Section 3.2, Air Quality**.

Ventura County Fire Protection District. Fire protection services would be provided to the Proposed Project by the Ventura County Fire Protection District (VCFPD) under contract with the City of Moorpark.

For detailed discussions regarding fire protection services and wildfire impacts, please refer to **Section 3.13, Public Services – Fire Protection**, and **Section 3.18, Wildfire**.

Ventura County Transportation Commission. The Ventura County Transportation Commission (VCTC) is responsible for developing Ventura County’s first Comprehensive Transportation Plan. VCTC is responsible for the coordination of travel and transit options in the County of Ventura and in concert with local agencies. For a detailed discussion of transportation impacts, please refer to **Section 3.15, Transportation**.

Ventura County Waterworks District No. 1. The Project requires the extension of domestic water service to the Specific Plan site. The Plan area is within the service area of the Ventura County Waterworks District No. 1 and would not need to be annexed into the District. For a detailed discussion of water service including line locations and point of connections, please refer to **Section 3.17, Utilities and Service Systems**.

Ventura Watershed Protection District. Onsite stormwater run-off from the Project will be conveyed to Ventura Watershed Protection District (VCWPD) facilities located along the southern border of the Plan area (the Walnut Canyon Channel). The Project will require approval from the VCWPD for drainage improvements prior to development of the Project. For a detailed discussion of hydrology and drainage improvement, please refer to **Section 3.9, Hydrology and Water Quality**.

State of California Agencies

State of California, Regional Water Quality Control Board. Pursuant to the federal Clean Water Act (Section 402(g)) and state General Construction Activity Storm Water Permit, a National Pollution Discharge Elimination System (NPDES) permit would be required for the Project-related construction activities in addition to a General Storm Water Permit for Construction and Storm Water Pollution Prevention Plan (SWPPP).

California Department of Fish and Wildlife. The Project would require a California Department of Fish and Wildlife permit pursuant to Sections 1602 of the Fish and Wildlife Code for actions associated with the disturbance of jurisdictional waters.

California Public Utilities Commission. The California Public Utilities Commission has jurisdiction over the safety of highway-rail crossings in California.

Federal Agencies

US Department of the Interior Fish and Wildlife Service. The Project may require a take permit prior to any Project activities that may result in impacts to the coastal California gnatcatcher. The permitting can occur through either Section 7 or 10 of the federal Endangered Species Act depending on the presence or absence of a federal nexus.

US Army Corps of Engineers. Due to the surface flow of water during the winter/wet season across the Plan area, drainage and erosional features occur throughout the site, the largest of which occurs along a sandy wash in the western portion of the site, west of Gabbert Road. A defined stream channel is not present at this location, but plant wetland-indicators grow within this sandy wash. Wetland delineation field surveys were conducted by Rincon Consultants, Inc. in December 2019 and May 2021, (included in **Appendix 3.3** to this EIR), pursuant to Sections 401 and 404 activities under the Clean Water Act and USACE survey protocols. Additionally, the concrete channel Walnut Canyon Channel which runs along the southern boundary of the Plan area, has been identified as a jurisdictional water course. For a detailed discussion of the jurisdictional waters, please refer to **Section 3.3, Biological Resources**.

3.0 ENVIRONMENTAL IMPACT ANALYSIS

INTRODUCTION

The Draft Hitch Ranch Specific Plan Environmental Impact Report (EIR) provides an analysis of impacts for environmental topics where it was determined that the proposed project resulted in “potentially significant impacts,” as identified in the Initial Study included in **Appendix 1.0**.

Each topical section of the draft EIR (**Sections 3.1 through 3.18**) includes the following information: description of the existing setting; identification of thresholds of significance; analysis of potential project-specific and cumulative effects; identification of a mitigation program, if required, to reduce the identified impacts; and identification of unavoidable significant adverse impacts, if applicable.

3.0.1 EXISTING CONDITIONS

California Environmental Quality Act (CEQA) Guidelines Section 15125(a) states that, “[a]n EIR must include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced, from both a local and regional perspective. This environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant.”

3.0.2 THRESHOLDS OF SIGNIFICANCE

State CEQA Guidelines Section 15064.7 addresses thresholds of significance and encourages public agencies to develop thresholds of significance through a public review process. Subsequently, these thresholds must be published and adopted by agency ordinance, code, or regulation. The City of Moorpark has not formally adopted a comprehensive list of thresholds of significance. Therefore, the thresholds used in this EIR have been derived from several sources, including the *City of Moorpark General Plan* and *Municipal Code*, the *State CEQA Guidelines Appendix G Environmental Checklist*, and adopted thresholds from other agencies (such as the Ventura County Air Pollution Control District).

3.0.3 PROJECT AND CUMULATIVE IMPACTS

3.0.3.1 Project Impacts

State CEQA Guidelines Section 15064 states:

In evaluating the significance of the environmental effect of a project, the Lead Agency shall consider direct physical changes in the environment which may be caused by the project and reasonably foreseeable indirect physical changes in the environment which may be caused by the project.

A direct physical change in the environment is a physical change in the environment which is caused by and immediately related to the project. Examples of direct physical changes in the environment are the dust, noise, and traffic of heavy equipment that would result from construction of a sewage treatment plant and possible odors from operation of the plant.

An indirect physical change in the environment is a physical change in the environment which is not immediately related to the project, but which is caused indirectly by the project. If a direct physical change in the environment in turn causes another change in the environment, then the other change is an indirect physical change in the environment. For example, the construction of a new sewage treatment plant may facilitate population growth in the service area due to the increase in sewage treatment capacity and may lead to an increase in air pollution.

An indirect physical change is to be considered only if that change is a reasonably foreseeable impact which may be caused by the project. A change which is speculative or unlikely to occur is not reasonably foreseeable.

3.0.3.2 Cumulative Impacts

As stated in *State CEQA Guidelines* Section 15355 cumulative impacts are “two or more individual impacts that, when considered together, are considerable or that compound or increase other environmental impacts ... The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.” (*State CEQA Guidelines* Section 15355).

State CEQA Guidelines Section 15130 states that an EIR “shall discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable ... a cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts.”

Pursuant to *State CEQA Guidelines* Section 15130(b)(1), the following elements are necessary for an adequate discussion of significant cumulative impacts: either “(A) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency or, (B) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified which described or evaluated regional or area-wide conditions contributing to the cumulative impact ...” Therefore, cumulative development for the Hitch Ranch Specific Plan project refers to buildout of land within the project study area that is inclusive of the City of Moorpark and the County of Ventura based on current land use designations set forth in the jurisdictions’ respective general plans, as well as all known general plan amendment requests for additional development in the study area.

Table 3.0-1, City of Moorpark General Plan Buildout Land Use Assumptions, summarizes the approximate acreage and dwelling units resulting from each land use classification and associated with buildout of the City of Moorpark, as set forth in the *City of Moorpark General Plan* Land Use Element. **Table 3.0-2, Cumulative Development Projects**, identifies known projects that have been proposed and/or approved in the City as of November 2021. **Figure 3.0-1a and 3.0-1b, Map of Cumulative Development Projects**, shows the locations of these projects. These projects were determined to potentially affect or be affected by the proposed project because of their location. The analysis of potential cumulative effects from implementation of the proposed project is presented for each topical issue in **Sections 3.1 through 3.18** of this EIR.

**Table 3.0-1
City of Moorpark General Plan Buildout Land Use Assumptions**

Land Use Designation	City Area (acres)	Dwelling Units or Square Feet
Residential		
Rural Low (RL): 1 du/5 ac	1,668	334 du
Rural High (RH): 1 du/ac	208	208 du
Low Density (L): 1 du/ac	168	168 du
Medium Low Density (ML): 2 du/ac	568	1,136 du
Medium Density (M): 4 du/ac	1,174	4,696 du
High Density (H): 7 du/ac	343	2,401 du
Very High Density (VH): 15 du/ac	161	2,415 du
Specific Plan 1 (Hitch Ranch)	285	755 du
Specific Plan 2	445	475 du
Specific Plan 9	25	80 du
Specific Plan 10	71	154 du
Residential Subtotal	5,106 ac	12,822 du
Commercial		
Neighborhood Commercial (C-1)	9	
General Commercial (C-2)	194	
Commercial Subtotal	203 ac	
Industrial		
Light Industrial (I-1): 0.38 FAR	263	
Medium Industrial (I-2): 0.38 FAR	285	
Industrial Subtotal	548 ac	
Agriculture		
Agriculture 1	45	
Agriculture 2	0	
Agriculture Subtotal	45 ac	
Open Space and Parks		
Open Space 1 (OS1): 1 du/10-40 ac	16	
Open Space 2 (OS2): 1 du/40 ac	1,080	
Park	197	
Open Space and Parks Subtotal	1,297 ac	
Other		
School (S)	357	–
Utilities (U)	47	–
Public/Institutional (PUB)	16	–
Freeway Right-of-Way (FRWY R/W)	291	–
Other Subtotal	717 ac	–
TOTAL	7,916 ac	12,822 du 11,355,220 sq. ft.

du: dwelling unit

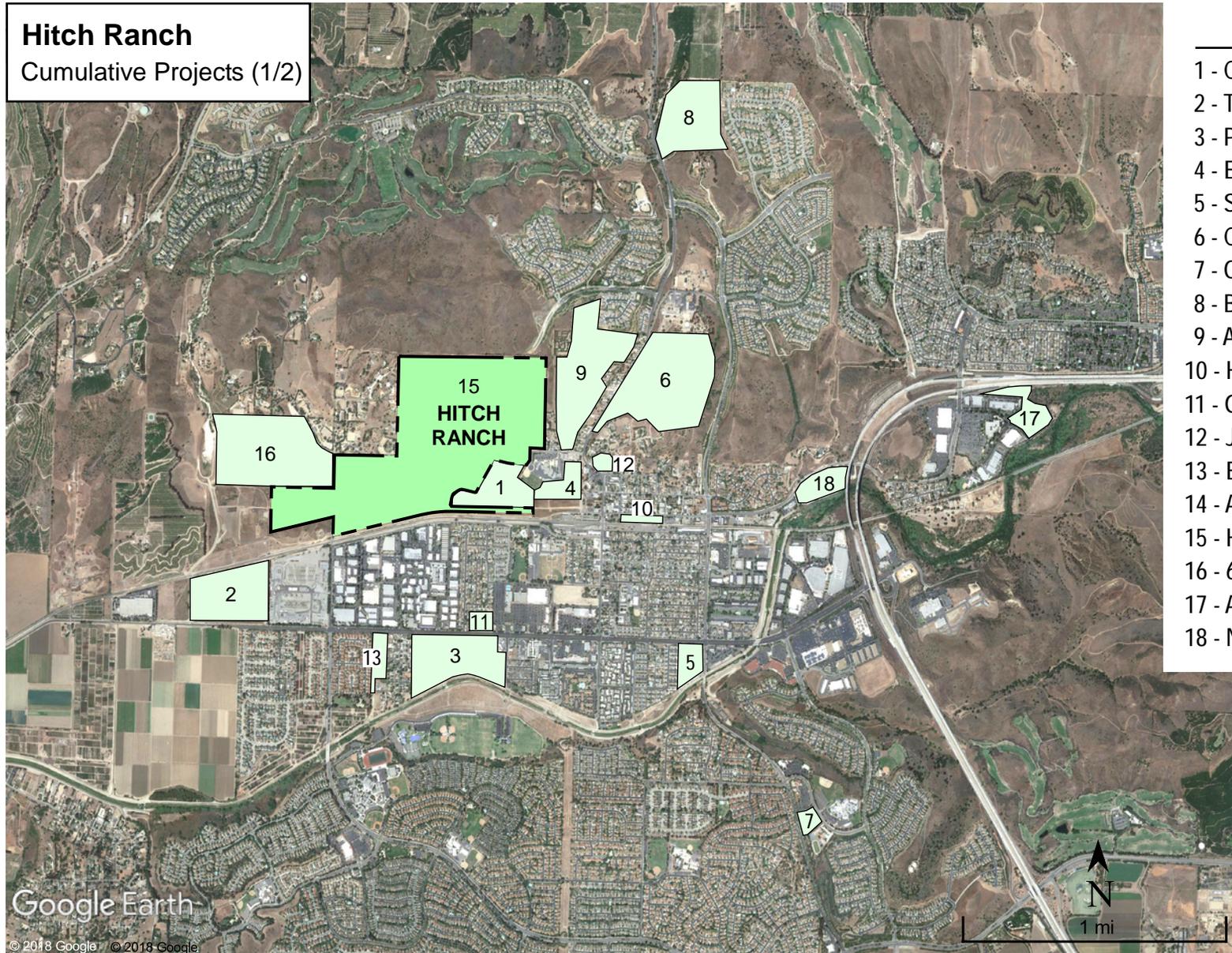
ac: acre

sq. ft.: square feet

Source: City of Moorpark General Plan Land Use Element, amended June 17, 2009, Housing Element, 2014.

Hitch Ranch

Cumulative Projects (1/2)



Legend

- 1 - Casey Road City Parcel
- 2 - Triliad Development
- 3 - Pacific Communities
- 4 - Essex Moorpark, LLC
- 5 - Spring Road, LLC
- 6 - City Ventures
- 7 - Oakmont Senior Living
- 8 - Birdsall Group, LLC
- 9 - Aldersgate Senior Housing
- 10 - High Street Depot
- 11 - Grand Moorpark / Kozar
- 12 - John C. Chiu
- 13 - Beltramo Ranch
- 14 - AHA Scattered Sites
- 15 - Hitch Ranch
- 16 - 67 / Rasmussen
- 17 - Amazon Distribution
- 18 - National Ready Mix

SOURCE: Google Earth, 2018

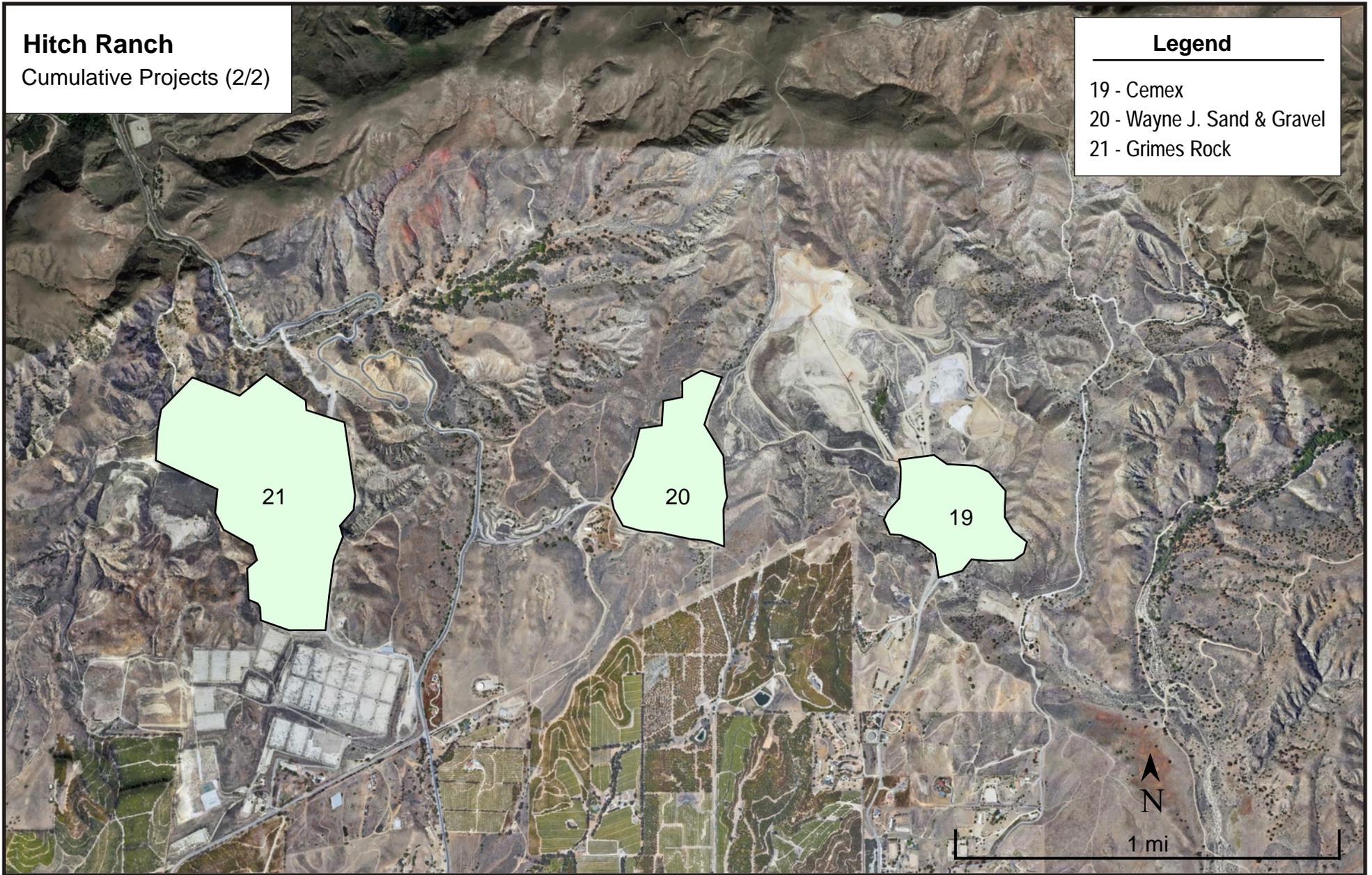
FIGURE 3.0-1a

Hitch Ranch

Cumulative Projects (2/2)

Legend

- 19 - Cemex
- 20 - Wayne J. Sand & Gravel
- 21 - Grimes Rock



SOURCE: Google Earth, 2018

FIGURE 3.0-1b

**Table 3.0-2
Cumulative Development Projects Including Proposed Project**

	Project	Land Use	Size	Note
1	Casey Road City Parcel	Multi-Family Residential	333 Units	Conceptual
2	Triliad Development	Movie Studio	37 Acres	Approved
3	Pacific Communities	Single Family Residential	283 Units	Approved
4	Essex Moorpark, LLC	Multi-Family Residential	200 Units	Approved
5	Spring Road, LLC	Condominiums	95 Units	Approved
6	City Ventures	Single Family Residential	110 Units	Approved
7	Oakmont Senior Living	Senior Residential	77 Units	Under Construction
8	Birdsall Group, LLC	Single Family Residential	21 Units	Approved
9	Aldersgate Senior Housing	Senior Residential	390 Units	Approved
10	High Street Depot / Daly Group	Downtown Mixed-Use: Retail Apartments	13,656 SF 79 Units	Approved
11	Grand Moorpark "Green Island Villas"	Condominiums	63 Units	Approved
12	John C. Chiu, FLP-N	Condominiums	60 Units	Proposed
13	Beltramo Ranch	Single-Family Residential	52 Units	Proposed
14	AHA Scattered Sites	Multi-Family Residential	56 Units	Proposed
15	Hitch Ranch Specific Plan	Multi-Family Residential	755 Units	Proposed
16	Moorpark 67 / Rasmussen	Single-Family Residential	139 Units	Proposed
17	Amazon Distribution Center	Industrial	189,364 SF*	Under Construction
18	National Ready Mix	Batch Plant	10 Acres	Unknown
19	CEMEX	Quarry	N/A	Unknown
20	Wayne J. Sand & Gravel	Quarry	N/A	Unknown
21	Grimes Rock	Quarry	N/A	Unknown

* Reuse of an existing industrial building

Source: City of Moorpark Community Development Department, November 2021.