

### **INTRODUCTION**

*This section presents an overview of existing fire protection, law enforcement, and library services provided by the City of Moorpark, and schools services provided by the Moorpark Unified School District in the proposed specific plan area. Where significant impacts are identified, mitigation measures are recommended to reduce such impacts to acceptable levels.*

#### **3.13.1 REGULATORY FRAMEWORK**

##### **3.13.1.1 State Laws and Regulations**

###### ***Senate Bill 50***

The Leroy F. Greene School Facilities Act of 1998, or Senate Bill 50 (SB 50), restricts the ability of a local agency to deny project approvals on the basis that public school facilities (classrooms, auditoriums, etc.) are inadequate. School impact fees are collected at the time building permits are issued. These fees are used by the local schools to accommodate the new students added by the Project, reducing potential impacts on schools to a less than significant impact. Payment of school fees is required by SB 50 for all new residential development projects and is considered full and complete mitigation for school impacts of new development.

###### ***California Fire Code***

The California Fire Code (Title 24 CCR, Part 9) establishes minimum requirements to safeguard public health, safety, and general welfare from the hazards of fire, explosion, or dangerous conditions in new and existing buildings. Chapter 33 of CCR contains requirements for fire safety during construction and demolition.

##### **3.13.1.2 Local**

The following goals and policies contained within the *Moorpark General Plan* are applicable to the Proposed Project.

###### ***Land Use Element***

**Goal 12:** Ensure that a full range of public facilities and services are provided to meet the needs of the community.

- Policy 12.1:** Development shall be permitted only when adequate public facilities and services are available or will be provided when needed.
- Policy 12.2:** Efficient and equitable delivery of urban services shall be ensured by the development of capital improvement plans for urban services which 1) identify existing and future (general plan buildout) needs; 2) establish a phasing plan for providing new urban services commensurate with needs generated by existing and future development; and 3) assure that financing is available to provide adequate necessary facilities and services prior to approval of any project which would exceed the capacity or significantly reduce the quality of existing services.
- Policy 12.7:** Where feasible, shared use programs between public and private service and facility providers shall be encouraged.
- Policy 12.8:** Any proposed project shall be required to contribute its fair share of the cost of providing adequate public services and facilities.

### ***Safety Element***

- Goal 6** Reduce the risk to the community from hazards related to wildfire and structural fires.
- Policy 6.3:** Continue to require noncombustible roofing materials for new and replacement roofing.

## **3.13.2 FIRE PROTECTION**

### **3.13.2.1 Existing Conditions**

**Staff and Facilities.** The Ventura County Fire Department (VCFD) is responsible for providing fire protection services to the Cities of Moorpark, Camarillo, Ojai, Port Hueneme, Simi Valley, Thousand Oaks, Santa Paula, and unincorporated areas of Ventura County.

Two fire stations are near the specific plan area, Fire Station 42 and Fire Station 40. Fire Station 42 is located at 295 High Street, approximately 0.5 mile east of the specific plan area. Fire Station 42 would be the primary response engine company. Response time from this station to the specific plan area would be approximately 3-minutes. Fire Station 42 is staffed with a crew of three per 24-hour shift. The station is equipped with an engine, a reserve engine and a brush engine.

Fire Station 40 is located at 4185 Cedar Springs Street, approximately 1.5 miles southwest of the Project site. Response time from this station to the Project site would be approximately 5-minutes. Fire Station 40 is currently equipped with a medic/engine, a reserve engine, a utility pickup, and an urban search and rescue tractor/trailer. The station is staffed with a crew of three per 24-hour shift.

**Standards.** Adequacy of fire protection services for any given area is based on a combination of factors that include (1) fire-flow and access; (2) response distance/time from available fire service facilities; and (3) the VCFD's judgment regarding frequency of calls and nature of the response requirement.

In general, fire-flow requirements are closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

The County of Ventura, and the Ventura County Waterworks District No. 1 (VCWWD No. 1) require new developments to meet a minimum 2,500 gallons per minute (gpm) fire flow. The water distribution system is designed to yield a minimum residual pressure of 40 pounds per square inch (psi) during peak hour demands and a minimum residual pressure of 20 psi during maximum day demands plus fire flow. Each fire hydrant shall be capable of 1,500 gpm fire flow for minimum duration of three hours at 20 psi residual pressure. Street width requirements vary for fire access from 25 to 36 feet for some residential uses.<sup>1</sup>

A quick response time is critical for the prevention of loss of life and property damage. As the number of calls increases, response times can increase. VCFD's policy is to provide an emergency response time of 4- to 7-minutes from the "first-in" station. All 911 calls for fire engines or rescue units are answered by the sheriff's department central dispatch and routed to the fire communications center. All fire fighters are emergency medical technician (EMT) trained, and ambulance services are provided through private carriers.

According to the Fire Protection Division of the Ventura County Fire Department, the Specific Plan Area is a designated "high fire hazard area." A "high fire hazard" area is defined as any area or structure within 500 feet of standing brush or grass.

**Emergency Assistance.** The Ventura County Fire Department is a part of the State of California Master Mutual Aid Response Program. VCFD has 37 facilities Countywide, from which resources can be drawn. In severe fire conditions, VCFD may rely on the cities of Oxnard, Ventura, Los Angeles, and Santa Barbara, as well as the Counties of Los Angeles and Santa Barbara, the California Division of Forestry,

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<sup>1</sup> Dudek, *Hitch Ranch Fire Protection Plan*, July 2021, included as **Appendix 3.18-A** to this Draft EIR.

and the United States Forest Service for immediate assistance. In the event of statewide conflagrations or natural disasters, resources within California, as well as specialized response teams throughout the United States may be called upon.

According to the Fire Protection Division of the Ventura County Fire Department, fire protection services in the City of Moorpark are adequate, and will be able to serve future growth in the City. Future fire service needs are evaluated annually, based upon the current population, projected population, and proposed new development. A fee is assessed by VCFD on all new development at the time building permits are issued to ensure that VCFD grows in concert with the City's population.

### 3.13.2.2 Thresholds of Significance

According to Appendix G of the *State CEQA Guidelines* (Environmental Checklist Form), a project could have a significant impact when it would:

- 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.

### 3.13.2.3 Project Impacts

**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 of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?**

*Less than Significant with Mitigation*

#### **Construction**

A large amount of wood framing would occur on the specific plan site during construction. In association with the framing operations, electrical, plumbing, communications, and ventilation systems would be installed in each structure. Although rare, fires do occur at construction sites. The electrical, plumbing, and mechanical systems for the development would be installed in accordance with City of Moorpark codes and inspection by City personnel prior to drywall installation. In addition, construction sites are subject to City requirements relative to water availability and accessibility to firefighting equipment.

Proper adherence to City codes and requirements would, therefore, reduce the potential for fire hazards and impacts would be less than significant.

In addition, construction traffic would occur on and near the Project site during working hours associated with commuting construction workers, trucks, and other large construction vehicles. Slow-moving, construction-related traffic on local adjacent roadways may temporarily reduce optimal traffic flows on local roadways and could conceivably delay emergency service vehicles. This impact is not considered significant given the periodic and short-term nature of any construction-related traffic. With the use of flagmen and other standard construction practices such as traffic detour plans, haul routes, hours of operation, protective devices, warning signs, and access to abutting properties during construction as outlined in **Mitigation Measure FP-1**, impacts would be less than significant.

### Operation

At buildout of the Specific Plan, up to 755 dwelling units, with additional recreational and open space uses, would be constructed. Based on an estimated 3.3 persons per household for the City of Moorpark, buildout of the specific plan would result in the addition of approximately 2,492 persons to the City's population. Therefore, demand for fire protection service would incrementally increase above current levels. Calls for service are expected to be those typical of residential and recreational uses. Such calls may include kitchen/house fires, garbage bin fires, electrical fires, car fires, and medical emergencies. All such fires and medical emergencies can be adequately addressed with the types of equipment typically found at fire stations within VCFD. The Project would be required to pay VCFD facilities fees, currently \$979.46 per single-family residential unit and \$721.87 per multifamily residential unit.<sup>2</sup>

**Staffing Needs.** Fire prevention services within the City of Moorpark are currently adequate, and are expected to serve the City for the future. Service needs, including staffing needs, are evaluated annually based on population growth and proposed new development. If VCFD determines that the addition of 2,492 persons to the City's population, including the uses proposed for the specific plan, would require additional fire protection staff, the Project Applicant would be required to pay a Fire Facilities Ordinance Fee. The fee would ensure that the VCFD's growth occurs at a rate sufficient to meet the City's growth, and would also be used to defray the cost of providing increased levels of fire protection. As a result, the specific plan's anticipated impacts to staffing are considered to be less than significant.

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<sup>2</sup> City of Moorpark. 2020. 2020 City of Moorpark Typical Development Contributions and Other Agency Contact Information.

**Fire Flow.** The exact fire flow requirements for the proposed specific plan would be determined at the preconstruction phase. Generally, VCFD requires at least 1,000 gallons per minute (gpm) for single-family dwellings and 1,250 gpm for multi-family dwellings. A minimum residual water pressure of 20 pounds per square inch (psi) is to remain in the water system, with the required rate of fire flow. The Project Applicant would be required to extend water lines to the Project site from existing water mains in the vicinity, so as to meet the fire flow requirements for the project. Analysis provided by Water Resources Engineering Associates (WREA) in their *Preliminary Water Usage Evaluation and Hydraulic Analysis* dated June 5, 2019 (included as **Appendix 3.13** to this Draft EIR) indicates that the required fire flow can be obtained at greater than 20 psi residual pressure for all planning areas. As a result, impacts would be less than significant.

**Response Distance/Time.** As previously mentioned, Fire Stations 42 and 40 are located 0.5 and 1.5 miles from the Project site, respectively. These distances are considered by VCFD to be reasonable to serve the Project site, given that the stations serve the entire City of Moorpark. Fire Station 42 would provide primary response services to the Project site and Station 40 would provide supplemental response services. Fire Station 42 would be able to respond to the specific plan site in approximately 3-minutes, which is under the VCFD performance goal of 4- to 7-minutes. The proposed specific plan is, therefore, not anticipated to result in significant impacts to fire protection response times in the City of Moorpark. Refer also to **Section 3.18, Wildfire** in this EIR.

However, while physical response distances and current response times are considered adequate, traffic increase as a result of the Proposed Project could impact response times in the absence of mitigation measures that are identified in **Section 3.14, Transportation/Circulation**, of this EIR.

**Anticipated Frequency and Nature of Emergency Occurrence (Special Fire Protection Problems).** The frequency and nature of future emergency calls is difficult to predict. No uses allowed in the Specific Plan are unusual or have the potential to generate an unusual number or type of calls for service. However, the Specific Plan site is located in an area designated as a “high fire hazard area.” Construction would, therefore, be required to comply with all applicable building and fire code requirements. These requirements may include items such as types of roofing materials, building construction, brush clearance, fire hydrant flows, hydrant spacing, access and design, and other hazard reduction programs, as set forth by VCFD. With the implementation of standard conditions and requirements as outlined below, potential fire hazard impacts would be reduced to less than significant levels. Refer also to **Section 3.18, Wildfire** in this EIR.

### 3.13.2.4 Cumulative Impacts

The Proposed Project and other planned and approved developments throughout the City would cumulatively increase the need for services from VCFD. However, as stated earlier, all new developments are required to comply with applicable building and fire code requirements and pay the Fire Facilities Ordinance Fee. It is expected that with these requirements, VCFD would not be significantly impacted by cumulative project development. Refer also to **Section 3.18, Wildfire** in this EIR.

### 3.13.2.5 Mitigation Program

#### *Standard Conditions and Requirements*

- Concurrently with the issuance of a building permit, the Fire Protection Facilities Fee must be paid to the Building and Safety Division in accordance with City Council adopted Fire Protection Facilities Fee requirements in effect at the time of building permit application.
- Prior to combustible construction, an all-weather access road/driveway and the first lift of the access road pavement must be installed. Once combustible construction starts a minimum 20-foot clear width access road/driveway must remain free of obstruction during any construction activities within the development. All access roads/driveways must have a minimum vertical clearance of 13 feet 6 inches and a minimum outside turning radius of 40 feet.
- Approved turnaround area for fire apparatus must be provided when dead-end Fire District access roads/driveways exceed 150 feet. Turnaround areas may not exceed a 5 percent cross slope in any direction and must be located within 150 feet of the end of the access road/driveway.
- The access road/driveway must be extended to within 150 feet of all portions of the exterior wall of the first story of any building and must be in accordance with Fire District access standards. Where the access roadway cannot be provided, approved fire protection system or systems must be installed as required and acceptable to the Fire District.
- When only one access point is provided, the maximum length of the access road may not exceed 800 feet.
- Public and private roads must be named if serving more than four parcels or as required by the Fire Department. All street naming shall be in accordance with currently adopted City Council policy.
- Approved walkways must be provided from all building openings to the public way or Fire District access road/driveway.

- All new structures must be provided with an automatic fire sprinkler system in accordance with current Ventura County Fire Department Ordinance.
- Commercial trash dumpsters and containers with an individual capacity of 1.5 cubic yards or greater may not be stored or placed within 5 feet of openings, combustible walls, or combustible eave lines unless protected by approved automatic sprinklers.
- The developer shall provide adequate access points, water mains, fire hydrants, valve connections, and other fire protection facilities as required by the County Fire Chief. Prior to obtaining building permits, the developer shall file fire protection improvement plans with the City of Moorpark and VCFD. The plans shall be prepared to the satisfaction of the VCFD. Upon approval of the plans, the VCFD shall certify in writing to the City Department of Public Works that the proposed fire protection improvements are satisfactory.
- Prior to issuance of building permits, the developer shall submit plans to the Ventura County Bureau of Fire Prevention for approval of the location of fire hydrants.
- Fire hydrants shall be installed and in service prior to issuance of certificates of occupancy, and shall conform to the minimum standards of the City of Moorpark as well as the VCFD .
- A plan for delineating building addresses for purposes of emergency response shall be submitted to, and approved by, the City of Moorpark and Ventura County Fire Department by the developer prior to the issuance of certificates of occupancy.
- Prior to the issuance of building permits, the developer shall provide proof of compliance with all applicable building and fire code requirements for items such as types of roofing materials, building construction, brush clearance, fire hydrant flows, hydrant spacing, access and design, fire sprinkler systems, and other hazard reduction programs, as set forth by VCFD.
- The VCFD and City Engineer shall review and approve proposed street alignments, grades, widths, lengths, and turning radii prior to approval of the tentative tract map by the City.
- The developer shall provide landscape/fuel modification plans prepared by a licensed landscape architect to VCFD for review and approval prior to the issuance of certificates of occupancy. The use of drought-tolerant, fire-resistant, native vegetation shall be incorporated into the landscape/fuel modification plans.

## *Mitigation Measures*

**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.

**Timing/Implementation:** Prior to building permit issuance.

**Enforcement/Monitoring:** City of Moorpark Public Works and Community Development Departments

### **3.13.1.6 Level of Significance after Mitigation**

Project specific and cumulative residual impacts would be less than significant with mitigation.

## **3.13.3 LAW ENFORCEMENT SERVICES**

### **3.13.3.1 Existing Conditions**

*Staffing and Facilities* Police services for the City of Moorpark are provided through contract with the Ventura County Sheriff's Office. Full municipal law enforcement services are provided by the Sheriff's Office; no other agency provides additional or related police services. The Ventura County Sheriff's Office station serving Moorpark is located at 610 Spring Road in Moorpark and is known as the Moorpark Police Services Center (MPSC). The MPSC has four divisions: Administration, Investigations, Patrol, and Traffic.<sup>3</sup>

The **Administration Division** is made up of a Sheriff's Captain who serves as the Chief of Police for the City of Moorpark as well as the commanding officer for the county areas served by the MPSC. A Sergeant serves as the Assistant Chief of Police. A Senior Deputy is assigned to crime prevention and community services. Three professional staff members support the MPSC with administrative functions such as payroll, timekeeping, and records requests. The Volunteers in Policing program is also managed by the Administration Division.

The **Investigations Division** is led by a Detective Sergeant. Two detectives, two Special Enforcement Deputies, a School Resource Officer, and an Investigator are assigned full time to this division for case

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<sup>3</sup> Ventura County Sheriff's Office Divisions, Patrol Operations, Moorpark, <https://www.venturasheriff.org/divisions/patrol-services/moorpark/> accessed July 2, 2021.

follow-up as well as to conduct proactive policing. The School Resource Officer also supervises the Explorer program.

The **Traffic Division** consists of two motorcycle officers, one of which serves as the unit's supervisor (sergeant). Two Deputies are also assigned to the unit as a DUI enforcement / traffic officers. Three Cadets round out the unit and are responsible for parking enforcement, report writing, and other station duties.

The largest division at the Moorpark station is **Patrol**. Four Sergeants and 25 Deputies provide 24/7 patrol coverage to the City of Moorpark as well as the unincorporated areas of Moorpark, Simi Valley, and the Santa Rosa Valley.

The MPSC also houses the California Highway Patrol's East County sub-station, providing law enforcement services on state highways and unincorporated county roads in eastern Ventura County. This unique shared facility, the only such shared law enforcement facility in California, provides for the opportunity of high visibility patrol as patrol cars come and go while serving in their respective State, County, and City areas of responsibility.<sup>4</sup>

The Ventura County Sheriff's Office target officer-to-population ratio for the City is 1 to 1,639. Current average response times for calls within the City of Moorpark are 6.44 minutes for emergency calls and 16.43 minutes for non-emergency calls. The response times are averaged throughout the City, and are based on the elapsed time between the call for service and the time the deputy arrives on the scene. The goal response times are under 10 minutes for emergencies and under 20 minutes for non-emergencies and the Sheriff's Office met their goals 88% and 78% of the time, respectively.<sup>5</sup>

### 3.13.3.2 Thresholds of Significance

According to Appendix G of the *State CEQA Guidelines* (Environmental Checklist Form), a project could have a significant impact when it would:

- 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.

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<sup>4</sup> Captain Garo Kuredjian, Ventura County Sheriff's Office, personal communication, August 2, 2018.

<sup>5</sup> Ibid.

Personnel, as defined by Ventura County, consists of those sworn deputy sheriffs and all support personnel, both sworn and non-sworn, used to protect the citizens of Ventura County, as they relate to the sheriff's jurisdiction. Equipment consists of those items used by the personnel in the performance of their duties. Law enforcement facilities comprise all buildings used to house the personnel and equipment of the sheriff for the purpose of performing their duties. With regards to law enforcement personnel, the Sheriff's Office is currently working with an average officer-to-population ratio of 1 to 1,639. From a standpoint of officer-to-population ratio, the City of Moorpark uses this as the minimally acceptable level. As a general rule, the distance between patrol area stations can be used to determine the need for additional law enforcement facilities in large development areas. However, the subjective variables of calls of service, area to be served, and response times must be considered when dealing with a project's impact on law enforcement.<sup>6</sup>

### 3.13.3.3 Project Impacts

**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 facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?**

*Less than Significant with Mitigation*

#### **Construction**

Site development and construction would not normally require services from the Sheriff's Office, except in the cases of trespassing, theft, or vandalism. Such activities at a construction site are usual, but do not typically place undue demands on law enforcement services. Construction activity would increase traffic both on and adjacent to the Project site during working hours because commuting construction workers, trucks, and other large construction vehicles would be added to normal traffic during the buildout period. Slow-moving, construction-related traffic along local roadways may reduce optimal traffic flows and could conceivably delay emergency vehicles or contribute to a vehicle accident. However, this potential is considered less than significant given the periodic and temporary nature of construction-related traffic. Implementation of standard construction traffic control procedures, such as the use of flagmen, and signage showing traffic detour plans, haul routes, hours of operation, protective devices,

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<sup>6</sup> Captain Garo Kuredjian, Ventura County Sheriff's Office, personal communication, August 2, 2018.

warning signs, and access to abutting properties during construction as outlined in **Mitigation Measure PP-2**, impacts would be less than significant.

### **Operation**

At buildout of the Specific Plan, up to 755 dwelling units, with additional recreational and open space uses would be constructed. Based on the average household size of 3.3 persons for the City of Moorpark, buildout of the specific plan would result in the addition of approximately 2,492 persons to the City's population. Using the Ventura County standard of 1.0 officer to 1,639 persons it is estimated that implementation of the specific plan would generate a need for approximately two additional officers. Staffing levels for police protection services are determined through the City's budget process.<sup>7</sup>

In addition, the specific plan would include approximately 55.11 acres of open space. The Moorpark Police Department has indicated that open space areas can become crime corridors if not properly designed. Residences normally back up to these spaces, and the ability of the police to conduct surveillance over these areas is impeded by fencing and landscaping. As such, mitigation measures would be required to address security issues associated with the open space component of the specific plan.

The developer of the proposed project would be required to pay a police facilities fee, currently \$1,167.00 per residential unit, that is required of all new developments to mitigate the increased need for police services.<sup>8</sup> The developer would also be required to implement security recommendations regarding site security, lighting, landscaping, building access and visibility, street circulation, building design, and defensible space, which are identified in the form of planning department conditions determined by the police department during the site plan review process. Compliance with these existing requirements would ensure that the proposed project would not significantly impact the police department's service abilities.<sup>9</sup>

#### **3.13.3.4 Cumulative Impacts**

The proposed project and other planned and approved developments throughout the City would cumulatively increase the need for services from the police department. However, as stated earlier, all new developments are required to pay a police facilities fee to mitigate the increased need for police

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<sup>7</sup> Captain Garo Kuredjian, Ventura County Sheriff's Office, personal communication, August 2, 2018.

<sup>8</sup> City of Moorpark. 2020. 2020 City of Moorpark Typical Development Contributions and Other Agency Contact Information.

<sup>9</sup> Captain Garo Kuredjian, Ventura County Sheriff's Office, personal communication, August 2, 2018.

facilities in addition to implementing security recommendations during the site plan review process. It is also expected that with the collection of on-going property tax revenues generated by all new development, the City would contract for additional Sheriff's officers to provide adequate police protection as these cumulative projects build out. The police department would not be significantly impacted.

### 3.13.3.5 Mitigation Program

#### *Standard Conditions and Requirements*

- Concurrently with the issuance of a building permit, the Police Facilities Fee must be paid to the Building and Safety Division in accordance with City Council adopted Police Facilities Fee requirements in effect at the time of building permit application.
- Prior to initiation of the building plan check process for the project, the applicant shall submit plans in sufficient detail to the Police Department for review and approval of defensible space concepts to reduce demands on police services. To the degree feasible and to the satisfaction of the Community Development Director and the Police Chief, public safety planning recommendations must be incorporated into the project plans. The applicant shall prepare a list of project features and design components that demonstrate responsiveness to defensible space design concepts.

#### *Mitigation Measures*

**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.

**Timing/Implementation:** Prior to approval of the Tentative Tract Map.

**Enforcement/Monitoring:** City of Moorpark Public Works and Community Development Departments

**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. (This mitigation measure is identical to **FP-1**)

**Timing/Implementation:** Prior to building permit issuance.

**Enforcement/Monitoring:** City of Moorpark Public Works and Community Development Departments

### 3.13.3.6 Level of Significance after Mitigation

Project specific and cumulative residual impacts would be less than significant with mitigation.

## 3.13.4 SCHOOLS

### 3.13.4.1 Existing Conditions

*Enrollment and Capacities.* The Moorpark Unified School District (MUSD) provides public education services to the project vicinity. MUSD includes five elementary schools, one K-8 preparatory school, two middle schools, one high school, one continuation high school, and one high school program at Moorpark College. Elementary schools in the MUSD are Peach Hill Academy, which serves grades kindergarten through four; Mountain Meadows 21<sup>st</sup> Century Learning Academy, which serves grades kindergarten through second; Walnut Canyon School and Flory Academy, which serve grades kindergarten through five; and Arroyo West School which serves grades three through five. The two middle schools are Chaparral Middle School and Mesa Verde Middle School, both of which serve grades six through eight. Moorpark High School serves grades nine through twelve, Community High School serve grades ten through twelve, and the High School at Moorpark College serves grades eleven and twelve.

The design capacities and existing enrollments for each school level in MUSD are listed below in **Table 3.13-1, 2019-2020 School Capacities and Enrollments**. As district-wide enrollment has continued to decrease, a more recent fee justification study has not been necessary. As shown below, existing capacity exists at all school levels.

**Table 3.13-1**  
**2019–2020 School Capacities and Enrollments**

School Level	Facilities Capacity	Student Enrollment	Excess/(Shortage) Capacity
Elementary School (Grades K-5)	3,602	2,695	907
Middle School (Grades 6-8)	1,119	1,447	(328)
High School (Grades 9-12)	2,903	1,928	975
<b>Total</b>	<b>7,624</b>	<b>6,070</b>	<b>1,554</b>

Source: Moorpark Unified School District, Interpersonal Communication on March 6, 2020.

Presently, students from the project area attend Walnut Canyon Elementary School, Mountain Meadows Elementary School, Arroyo West Elementary School, Chaparral Middle School, and Moorpark High School. **Figure 3.12-1** illustrates the location of the schools that would serve the project.

As new schools are built and changes in school enrollments occur in MUSD, the enrollment boundaries between the schools are adjusted. Enrollments at each school are affected by growth within the project area, and it is not known which schools future project-generated students would attend. The MUSD does not impose any boundaries for elementary schools. Therefore, this analysis focuses on district-wide capacity.

**School Funding.** The School Facilities Act (Government Code Section 65995) was enacted to allow school districts to assess developer fees to help cover the cost of constructing or reconstructing school facilities necessary to accommodate increases in student population. It also set out to limit the amount that local agencies could require of developers to mitigate the impact of development on school facilities. Current developer fees are calculated at the rate of \$3.36 per square foot of assessable space for residential construction.<sup>10</sup>

Additional mechanisms available to school districts to fund school construction include community assessment districts and general obligation bonds. MUSD has an active bond for funding necessary improvements.

**Existing Student Generation at the Project Site.** The Project site does not currently generate any students within MUSD.

<sup>10</sup> Moorpark Unified School District – Business Division, Developer Fees, <https://moorpark-ca.schoolloop.com/file/1486205590706/1509780305418/4020549720757398875.pdf>, accessed July 2, 2021

### 3.13.4.2 Thresholds of Significance

According to Appendix G of the *State CEQA Guidelines* (Environmental Checklist Form), a project could have a significant impact when it would:

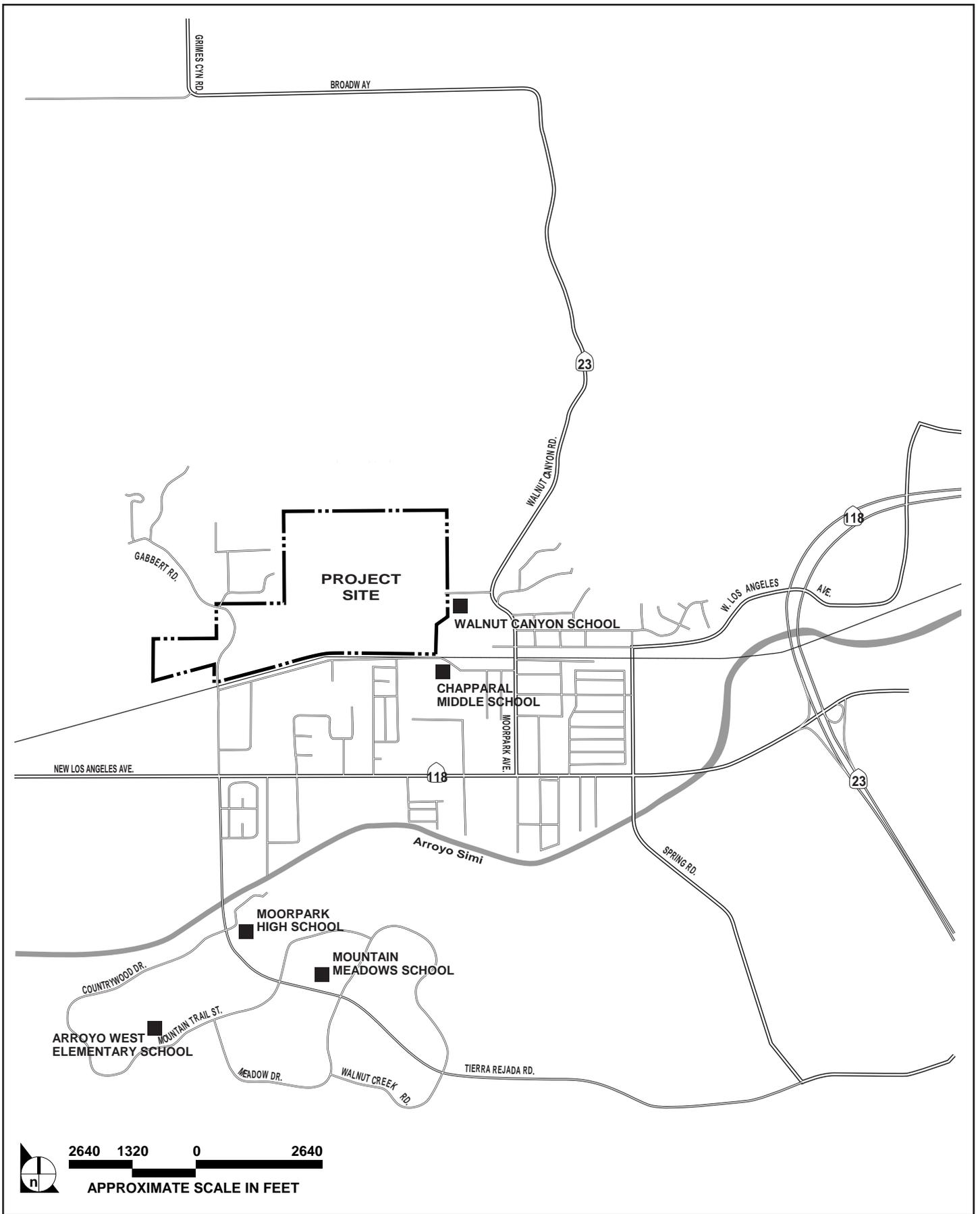
- Result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives of the school district.

### 3.13.4.3 Project Impacts

**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 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?**

#### *Less than Significant*

Buildout of the specific plan would result in up to 427 single-family dwelling units and 328 multi-family dwelling units. Occupancy of the residential structures would result in the generation of additional students into MUSD. Based upon information provided by MUSD, an estimate of the project's student population has been calculated. The generation rates, which vary according to grade level, represent an estimate of the average number of students generated per residential dwelling unit. The number of students expected to be generated by the project is summarized below in **Table 3.13-2, Project Student Generation**. As shown, 419 students are projected to be generated by project buildout, including 195 elementary, 92 middle school, and 132 high school students.



SOURCE: Impact Sciences, 2008

FIGURE 3.13-1

School Locations



**Table 3.13-2  
Project Student Generation**

School (Grade)	Total Residential Units	Student Generation Rate	Project Students
<b>Single-Family Residential</b>			
Elementary School (K–5)	427 single-family residential	0.2926 students/unit	125
Middle School (6–8)	427 single-family residential	0.1517 student/unit	65
High School (9–12)	427 single-family residential	0.2286 students/unit	98
<b>Multi-Family Residential</b>			
Elementary School (K–5)	328 multi-family residential	0.2118 students/unit	70
Middle School (6–8)	328 multi-family residential	0.0814 student/unit	27
High School (9–12)	328 multi-family residential	0.1031 students/unit	34
<b>Total</b>			<b>419</b>

Source: Moorpark Unified School District, Residential Development School Fee Justification Study, 2013; Impact Sciences 2021

**Table 3.13-3, Future School Capacities and Enrollments with Proposed Project** provides a comparison between current school capacity and district enrollment with the addition of students generated by the proposed project. As shown in **Table 3.13-3**, the addition of students generated by the project would result in a lack of elementary and middle school capacity in the MUSD. Any interference in the ability of the MUSD to meet the needs of students is considered a potentially significant impact. However, with payment of school fees by the project specifically collected to provide for additional school facilities as is required by SB 50 to MUSD, potential school impacts would be reduced to less than significant.

**Table 3.13-3  
Future School Capacities and Enrollments with Proposed Project**

School Level	Facilities Capacity	Student Enrollment (with Proposed)	Excess/(Shortage) Capacity
Elementary School (Grades K-5)	3,602	2,890	712
Middle School (Grades 6-8)	1,119	1,539	(420)
High School (Grades 9-12)	2,903	2,060	843

Source: Impact Sciences, 2021

### 3.13.4.4 Cumulative Impacts

As presented in **Table 3.13-4** and **Table 3.13-5**, the project's cumulative impact on schools is determined by adding the number of additional students to be generated by residential development under build out of the City General Plan to the number of additional students and necessary classrooms to be generated by the projects. Under buildout of the City's General Plan, residential development projects would generate, based on the student generation rates discussed previously, 5,000 elementary school students, 1,250 middle school students, and 2,500 high school students.

**Table 3.13-4  
Cumulative Projects Contributing to School Enrollment**

Project	Land Use	Size	Elementary School (K–5)	Middle School (6–8)	High School (9–12)
Pacific Communities	Single Family Residential	283 Units	83	43	65
City Ventures	Single Family Residential	110 Units	32	17	25
John C. Chiu, FLP-N	Condominiums	60 Units	13	5	6
Essex Moorpark, LLC	Multi-Family Residential	200 Units	42	16	21
Birdsall Group, LLC	Single Family Residential	21 Units	6	3	5
Grand Moorpark/"Green Island Villas"	Condominiums	63 Units	14	5	7
Spring Road, LLC	Condominiums	95 Units	20	8	10
High Street Depot / Daly Group	Mixed Use (Apartments)	79 Units	17	7	8
Beltramo Ranch	Single Family Residential	52 Units	15	8	12
AHA Scattered Sites	Multi-Family Residential	56 Units	12	5	6
Moorpark 67 / Rasmussen	Single Family Residential	139 Units	41	21	32
<b>Total</b>			<b>295</b>	<b>138</b>	<b>197</b>

Source: Impact Sciences, 20210

**Table 3.13-5  
Cumulative Project School Impact**

	Elementary School (K–5)	Middle School (6–8)	High School (9–12)
Future Students Cumulative Projects	295	138	197
Proposed Project	195	92	132
<b>Total</b>	<b>490</b>	<b>230</b>	<b>329</b>

Source: Impact Sciences, 2021

Project participation in SB 50 and collection of developer fees would mitigate project-specific impacts and the project's contribution to cumulative impacts on MUSD. This funding would offset the costs to construct new schools necessary to house the additional students generated by the project.

With respect to the significance of the cumulative impacts on schools caused by residential development under buildout under the City's General Plan, funding for the needed new schools, if necessary, may be provided through existing school facilities funding agreements or through other mechanisms, such as Section 65995, and/or future facilities funding agreements between MUSD and the developers of new residential projects. Assuming such mechanisms are implemented for each new residential development, cumulative impacts on schools caused by other future residential development after mitigation would be less than significant.

#### **3.13.4.5 Mitigation Program**

##### *Standard Conditions and Requirement*

- Prior to issuance of building permits for each building, the applicant shall provide written proof to the Community Development Department that all legally mandated school impact fees applicable at the time of issuance of a building permit have been paid to the Moorpark Unified School District.

##### *Mitigation Measures*

No mitigation is required.

#### **3.13.4.6 Level of Significance after Mitigation**

Project specific and cumulative residual impacts would be less than significant.

### 3.13.5 LIBRARIES

#### 3.13.5.1 Existing Conditions

In January 2007, the City of Moorpark reopened the library on 699 Moorpark Avenue as a City facility. The City of Moorpark Library was previously owned and operated by the County of Ventura Library Services Agency and known as the Moorpark Library. The Moorpark City Library is 7,800 square feet and contains approximately 45,846 volumes (books, periodicals, DVDs, etc.) and 16 public-access computers with Wi-Fi throughout the building. The library's operating hours are Monday through Thursday from 10:00 AM to 8:00 PM, Friday and Saturday from 10:00 AM to 5:00 PM, and Sunday from 1:00 PM to 5:00 PM. The library currently employs 7.5 full-time equivalent employees.<sup>11</sup> A new library, which would approximately double the size of the current facilities, is currently in the planning stages. The proposed library would be about 18,000 square feet and would better serve the current population of Moorpark.

Five independent public library jurisdictions provide services within Ventura County: the County of Ventura Library Services Agency, the City of Oxnard, the City of Santa Paula, City of Camarillo, and the City of Thousand Oaks. The Ventura County Law Library is also open to the public. The County of Ventura Library Services Agency operates numerous library facilities and services throughout the County of Ventura and its incorporated areas.

*Funding and General Levels of Service.* Library operations are funded by library property tax, state Public Library Fund, and fines and fees. Capital purchases and improvements are funded by the City Library Facility Developer Fee. The Library Facility Developer Fee is based on estimates contained in the 1990 US Census data, the library's needs assessment, and the City's projected growth. Library facilities fees in the City of Moorpark are currently calculated at \$925.68 per unit for single-family residential development and \$596.91 per unit for multi-family residential development.<sup>12</sup> The Library Fee Ordinance also allows the City to impose an administrative fee of approximately \$25.00. All fees must be paid prior to the issuance of any building permits.

The City uses the standard of 0.5 square feet per capita to calculate appropriate library space and two items per capita to determine appropriate collection size. Based on an estimated population of 36,802 persons within the City of Moorpark, there are currently 1.2 volumes and 0.2 square feet of library space

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<sup>11</sup> Jessica Sandifer, Community Services Manager, City of Moorpark, personal communication, October 5, 2021.

<sup>12</sup> City of Moorpark. 2020. 2020 City of Moorpark Typical Development Contributions and Other Agency Contact Information.

per resident in the City. The proposed library expansion would alleviate some of the shortage of library space.

### 3.13.5.2 Thresholds of Significance

According to Appendix G of the *State CEQA Guidelines* (Environmental Checklist Form), a project could have a significant impact when it would:

- 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 service ratios, response times or other performance objectives.

### 3.13.5.3 Project Impacts

**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 service ratios, response times or other performance objectives?**

#### *Less than Significant with Mitigation*

The proposed project would involve the development of 755 dwelling units with a projected population increase of 2,492. Project development would lower the current volume per resident ratio in the City and increase the demand for library facilities provided in the City. This will increase the existing need for facilities and materials (e.g., books, magazines, periodicals, videos, computers, etc.). Consequently, project impacts on library facilities would be considered significant. The project applicant would be required to pay library facilities fees to the City of Moorpark, in effect at the time of and prior to the issuance of building permits. The library facilities fees will be calculated as shown in **Table 3.13-6**.

**Table 3.13-6  
Library Facilities Fees for the Specific Plan**

<b>Land Use</b>	<b>Number of Units</b>	<b>Rate</b>	<b>Total Fee</b>
Single-family Residential	427 du	\$925.68	\$395,265.36
Multi-family residential	328 du	\$596.91	\$195,786.48
<b>Total</b>	<b>755 du</b>		<b>\$591,051.84</b>

*Source: Impact Sciences, 2021*

Should the final specific plan result in the development shown in **Table 3.13-6**, the applicant would be required to pay the Library Fee in effect at the time of permit issuance, currently \$591,051.84, along with an administrative fee of approximately \$25.00, to the City to compensate for the residential development. The City would use the fees for the purposes of improving library facilities to meet the increased demand on library services generated by project development. As a result, the project impact to library facilities would be less than significant.

#### **3.13.5.4 Cumulative Impacts**

Development of the proposed specific plan, together with other reasonably foreseeable projects, would result in significant cumulative impacts to library services in the City of Moorpark. However, as the new library is already being planned and would be approximately double the size of the current facility, the payment of development fees by each individual project would sufficiently reduce cumulative impacts to less than significant.

#### **3.13.5.5 Mitigation Program**

##### *Standard Conditions and Requirements*

- Concurrent with the issuance of a building permit, the Library Facilities Fee must be paid to the Building and Safety Division in accordance with City Council adopted Library Facilities Fee requirements in effect at the time of building permit application.

##### *Mitigation Measures*

No additional mitigation measures are required.

### 3.13.5.6 Level of Significance after Mitigation

Project specific and cumulative residual impacts would be less than significant with the payment of the Library Fees in effect at the time of permit issuance.

### 3.13.6 CONCLUSION

The proposed Hitch Ranch Specific Plan project is consistent with the public services goals and polices set forth in the *City of Moorpark General Plan*. The analysis provided in this section has identified potential effects associated with project implementation, the project design features that will be provided as a part of the specific plan, and measures that will be required to mitigate any significant impacts.