



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: City-of-Moorpark-Public-Library

HEROS Number: 900000010371710

Project Location: 83 W High St, Moorpark, CA 93021

Additional Location Information:

N/A

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Project includes the replacement of a city library with an outdoor plaza on the north side of High Street in the City of Moorpark (City). The existing city library would ultimately be demolished. No acquisition would be required as part of the Project, as the Project site is already owned by the City. The Project would require ground disturbance as well as demolition of an existing asphalt parking lot to accommodate the new library building. This Project is being undertaken by the City as a component of the Moorpark Civic Center Master Plan Project. The City approved that project in 2023.

Funding Information

Grant Number	HUD Program	Program Name	
B-23-CP-CA-0089	Community Planning and Development (CPD)	Community Project Funding (CPF) Grants	\$750,000.00

Estimated Total HUD Funded Amount: \$750,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$25,000,000.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition
<p>Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)</p>	<p>MM BIO-2: Per the Staff Report on Burrowing Owl Mitigation (CDFW 2012), the applicant shall retain a qualified Biologist to conduct a pre-construction survey for the burrowing owl between 14 and 30 days prior to the initial ground disturbance on the western portion of the Project Site. The pre-construction survey shall include the area of proposed disturbance plus a 500-foot buffer (if access is available and habitat is present). If an active burrow is observed outside the breeding season (September 1 to January 31) and it cannot be avoided, the burrowing owl shall be passively excluded from the burrow following methods described in California Department of Fish and Wildlife (CDFW) 2012. Prior to any burrowing owl exclusion efforts, an exclusion plan will be prepared and submitted to CDFW for review and approval. The plan will include all details on passive relocation including that one-way doors shall be used to exclude owls from the burrows; doors shall be left in place for at least 48 hours. Once the burrow is determined to be unoccupied, the burrow shall be closed by a qualified Biologist who shall excavate the burrow using hand tools. Prior to excluding an owl from an active burrow, a receptor burrow survey shall be conducted to confirm that at least two potentially suitable unoccupied burrows are within approximately 688 feet prior to installation of the one-way door. If two natural receptor burrows are not located, one artificial burrow shall be created for every burrow that would be closed. If an active burrow is observed outside the breeding season (September 1 to January 31) and it can be avoided, the Biologist shall determine an appropriate protective buffer for the burrow based on CDFW guidelines. The buffer shall range from 160 feet to 1,640 feet depending on the level of impact and the time of year. The designated buffer will be clearly marked in the field and will be mapped as an environmentally sensitive area (ESA) on construction plans. If an active burrow is observed during the breeding season (February 1 to August 31), the active burrow shall be protected until nesting activity has ended (i.e., all young have fledged from the burrow). The Biologist shall determine the appropriate protective buffer for the</p>

	<p>burrow based on CDFW guidelines. The buffer shall range from 650 to 1,640 feet depending on the level of impact and the time of year. The designated buffer will be clearly marked in the field and will be mapped as an ESA on construction plans. Construction shall be allowed to proceed when the qualified Biologist has determined that all fledglings have left the nest.</p>
<p>Permits, reviews, and approvals</p>	<p>The new City Library will require a Conditional Use Permit No. CD-CUP-2023-0013. The application review is underway and is tentatively scheduled for the Planning Commission in early 2024. No other permits other than standard construction-related permits are required.</p>
<p>Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)</p>	<p>* CEQA Mitigation Measure MM CUL-1: Prior to the start of Project phases that involve work within 75 feet of the Tanner Building, protection measures shall be developed in a formal plan for the adjacent Tanner Corner Building at 601 Moorpark Avenue. Protection measures shall include at a minimum: (1) clear denotation in the project construction plans that the project is located directly adjacent to an historical resource, marking the location of the Tanner Corner Building; (2) a protocol for informing all construction workers of the presence of the historical resource and making them aware of the protocol to avoid and protect it; (3) a list of approved construction equipment/distances in consideration of any identified groundborne vibration impacts; (4) recommendations for specific protective fencing and signage to be implemented during construction; and (5) if determined appropriate based on the results of the groundborne vibration analysis, recommendations for construction monitoring (pre-, post-, and during construction). The protection plan shall be prepared by a qualified architectural historian/historic preservation professional, clearly identify all responsible parties with their contact information, and be appended to the final set of construction plans.</p>
<p>Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)</p>	<p>* Condition of Approval CUL-1: If any archaeological, paleontological, or historical finds are uncovered during grading or excavation operations, all grading or excavation shall immediately cease in the immediate area and the find must be left untouched. The applicant, in consultation with the project paleontologist or</p>

	<p>archeologist, shall assure the preservation of the site and immediately contact the Community Development Director by phone, in writing by email or hand delivered correspondence informing the Director of the find. In the absence of the Director, the applicant shall so inform the City Manager and Planning Manager. The applicant shall be required to obtain the services of a qualified paleontologist or archeologist, whichever is appropriate to recommend disposition of the site. The paleontologist or archeologist selected must be approved in writing by the Community Development Director. The applicant shall pay for all costs associated with the investigation and disposition of the find.</p>
<p>Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)</p>	<p>* CEQA Mitigation Measure MM NOI-2: During construction activities, the Project applicant will ensure that ongoing vibration monitoring is conducted for Project activities within 75 feet of the Tanner Corner Building as specified below.</p> <ul style="list-style-type: none"> o Whenever vibratory replacement activities occur within 75 feet of the Tanner Corner Building. o Whenever Deep Soil Mixing activities occur within 50 feet of the Tanner Corner Building. o Whenever general construction equipment is utilized within 25 feet of the Tanner Corner Building. <p>If vibration levels at the Tanner Corner Building reach or exceed 0.25 ppv, there is a potential for building damage and an immediate stop work order will be issued. Alternative construction methods or vibration reduction measures will then be determined that keep vibration exposure levels below 0.25 ppv.</p>
<p>Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)</p>	<p>* Condition of Approval CUL-2: In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are or are believed to be Native American, s/he shall notify the Native American Heritage Commission (NAHC) in Sacramento within 48 hours. In accordance with Section 5097.98 of the</p>

	<p>California Public Resources Code, the NAHC must immediately notify those persons it believes to be the most likely descended from the deceased Native American. The descendants shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative shall then determine, in consultation with the property owner, the disposition of the human remains.</p>
<p>Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)</p>	<p>* Condition of Approval CUL-3: Prior to any ground disturbing activity, construction personnel associated with earth moving equipment, drilling, grading, and excavating, shall be provided with basic training conducted by a qualified archaeologist. 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, paleontological, or historical 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 tribal monitor shall be provided an opportunity to attend the preconstruction briefing if requested.</p>

Project Mitigation Plan

See attached MMRP.

[NEPA MMRP.docx](#)

Determination:

<input checked="" type="checkbox"/>	<p>Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment</p>
<input type="checkbox"/>	<p>Finding of Significant Impact</p>

Preparer Signature: Sean Noonan Date: May 21, 2024
Sean Noonan (May 21, 2024 15:13 PDT)

Name / Title/ Organization: Psomas / / City of Moorpark

Certifying Officer Signature:  Date: 5/16/2024

Name/ Title: Douglas Spondello, Community Development Director

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

FONSI Signature Page for Psomas sign

Final Audit Report

2024-05-21

Created:	2024-05-21
By:	Jessica Sandifer (jsandifer@moorparkca.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAs3KgnOgJOgGb20Q1LAOx2wjKGw3Qa7h

"FONSI Signature Page for Psomas sign" History

-  Document created by Jessica Sandifer (jsandifer@moorparkca.gov)
2024-05-21 - 6:46:37 PM GMT
-  Document emailed to sean.noonan@psomas.com for signature
2024-05-21 - 6:47:06 PM GMT
-  Email viewed by sean.noonan@psomas.com
2024-05-21 - 10:13:14 PM GMT
-  Signer sean.noonan@psomas.com entered name at signing as Sean Noonan
2024-05-21 - 10:13:35 PM GMT
-  Document e-signed by Sean Noonan (sean.noonan@psomas.com)
Signature Date: 2024-05-21 - 10:13:37 PM GMT - Time Source: server
-  Agreement completed.
2024-05-21 - 10:13:37 PM GMT