



CITY OF MOORPARK

799 Moorpark Avenue, Moorpark, California 93021

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Date: May 22, 2023

Subject: **Notice of Availability (NOA) for the Moorpark Civic Center Master Plan Project Draft Environmental Impact Report (DEIR)** (State Clearinghouse No. 2022050175)

To: State Clearinghouse, Responsible Agencies, Trustee Agencies, Other Public Agencies, Interested Organizations, and the Public at-large

Lead Agency: City of Moorpark

Applicant: City of Moorpark

Project Title: Civic Center Master Plan Project

Public Comment Period: May 22, 2023 to July 6, 2023

NOTICE IS HEREBY GIVEN that the City of Moorpark has prepared a Draft Environmental Impact Report (DEIR) for the Moorpark Civic Center Master Plan Project (State Clearinghouse No. 2022050175) to address the potential environmental effects associated with implementation of the project. Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of Moorpark is the lead agency for the project.

Notice of Availability: Pursuant to Public Resources Code Section 21083 and CEQA Guidelines Section 15087, the DEIR will be available for a 45-day public review from **May 22, 2023 to July 6, 2023**. Copies of the DEIR are available for review at the following locations:

City of Moorpark
Community Development Department
799 Moorpark Avenue
Moorpark, CA 93021

Moorpark City Library
699 Moorpark Ave,
Moorpark, CA 93021

The document can also be viewed electronically on the City's web page at:
<https://moorparkca.gov/568/Environmental-Documents>.

Project Location: The Project site is approximately 12.5-acres in size and is located in the central, downtown area of the City of Moorpark in Ventura County, California. A portion of the Project site contains the existing civic center, which is located west of Moorpark Avenue/Walnut Canyon Road. Portions of the Project site are located on the north and south sides of West High Street.

The primary vehicular access into the existing Civic Center is provided from Moorpark Avenue/Walnut Canyon Road with secondary access provided from a driveway on West High Street. Moorpark Avenue/Walnut Canyon Road are co-signed as State Route 23 (SR-23) adjacent to the Project site. SR-23 is a regional transportation corridor that is classified as a local collector (two-lane roadway) on the City's General Plan Circulation Element Map. Adjacent to the Project site, Moorpark Avenue/Walnut Canyon Road has one travel lane in each direction.

Project Description: The Project would consist of the phased development of a new Civic Center within the Project site. The Project would be built in four phases, as detailed below.

During Phase 1, a new 18,000 square foot (sf) library with outdoor plaza would be constructed. The existing city hall would be re-purposed as 5,085 sf of office space, and the existing community center would remain as an active adult center. The existing library would be removed at the end of this phase once the library is moved to the new facility. The two existing parking areas adjacent to the civic center and library would be maintained and reconfigured in Phases 1 and 2. During Phase 1, sidewalks and parking stalls would be added adjacent to the proposed library's frontage on West High Street. During Phase 2, the west commercial site would be developed with approximately 13,000 sf of commercial uses, which would also include the development of a public park as part of that development. During Phase 2, additional parking and an additional driveway would be added on the west end of the Project site associated with development of the west commercial site. Phase 2 would also include the addition of angled parking spaces along the north side of West High Street. During Phase 3, the north site residential area would be developed with approximately 75 units at 25 du/acre. Phase 3 would require the removal of the existing city hall and community center/active adult center buildings, as well as the park that is located within the Project site. The northernmost parking area, which is adjacent to the existing city hall, would be removed during Phase 3. Also, during Phase 3 the driveway from Moorpark Avenue/Walnut Canyon Road would be realigned to eliminate the existing curves. During Phase 4, a new 22,000 sf city hall and a mercado/market would be constructed.

Written Comments: The City, as lead agency, requests that responsible and trustee agencies respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. All comments and responses to this Notice of Availability should be submitted in writing to City of Moorpark, Attn: Shanna Farley, Principal Planner, 799 Moorpark Avenue, Moorpark, CA 93021, or emailed to sfarley@moorparca.gov by the close of the 45-day review period at **5:00 p.m. on Thursday, July 6, 2023.**

Project Applicant: City of Moorpark
Consulting Firm: Psomas

Date: May 22, 2023

Signature:



Shanna Farley
Community Development Department
City of Moorpark