

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022050175

Project Title: Civic Center Master Plan Project

Lead Agency: City of Moorpark

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Project Location: Moorpark Ventura
City *County*

Project Description (Proposed actions, location, and/or consequences).

The Project consists of the phased development of a new Civic Center within the Project Site. The Project includes the following phases:
Phase 1 includes construction of a new 18,000 square foot (sf) library with outdoor plaza on the north side of High Street. 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 demolished at the end of this phase once the library is moved to the new facility. City hall would be temporarily relocated to 323 Science Dr. until construction of the new city hall is complete, which would occur during Phase 4. Phase 2 includes development of the west commercial site with approximately 13,000 sf of commercial uses, which would also include the development of a public park as part of that development. Phase 3 includes development of the north site residential area with approximately 75 units at 25 du/acre. Phase 3 would include the demolition of the existing city hall and community center/active adult center buildings. Phase 4 includes construction of a new 22,000 sf city hall and a mercado/market.

The land uses for Phases 2, 3, and 4 of the Project are based on preliminary site planning that has been developed by the City based on current information, and they may change. There is a potential that in the future, the City may identify alternative land uses or alternative configurations for those land uses within the Project Site that are different from what has been analyzed in this Draft EIR. In such an event, the City would evaluate the changes pursuant to CEQA, and would have the option of preparing either an Addendum to this EIR or a Supplemental EIR consistent with State CEQA Guidelines Sections 15162-15164, as amended. Alternatively, projects involving minor deviations from the land uses and configuration described in this EIR could instead be processed by the City as Categorically Exempt from CEQA consistent with State CEQA Guidelines Sections 15300 through 15332, as amended.

A summary of public agency approvals that are expected to be required for the Project is provided below.

-Lot Merger, Lot Line Adjustments, and/or Tentative Tract or Parcel Maps. Approval would be required to merge or alter existing parcel lines and to create new parcels within the Project Site.

-Conditional Use Permit (CUP). Approval would be required to allow for the library and related uses, and may be required in the future for the proposed city hall building.

-Planned Development Permits. Approval of Planned Development Permits for future developments within the Project Site.

-Building Permits. City approval of building permits would be required for this Project.

-Ventura County Watershed Protection District Approval. Approval of improvements within their easement and of any modifications to Watershed Protection District facilities, as needed, to implement the Project.

-Other. If needed, encroachments into easements within the Project Site may require authorization by VC Watershed, VC Water and Sanitation, and Fire.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

-Biological Resources - Less than Significant Impact With Mitigation Incorporated. The following mitigation measures have been incorporated into the project to minimize potential effects related to rare plants and burrowing owl.

-MM BIO-1: Prior to ground disturbance on the western portion of the Project Site associated with Phase 2 of the Project, the applicant shall retain a qualified Biologist (one with experience conducting botanical surveys) to conduct a focused survey for special status plant species. The survey shall be performed during the target species' peak blooming period in accordance with the most current protocols approved by the California Department of Fish and Wildlife (CDFW) and the California Native Plant Society (CNPS). If focused plant surveys determine that no special status plant species are present in the project impact area, then no future measures are necessary. If any plant species listed as threatened or endangered by the Federal Endangered Species Act (FESA) or California Endangered Species Act (CESA) is determined to be present and take of individuals cannot be avoided, then the applicant shall obtain take authorization from the listing agencies before impacting the species (FESA Consultation with the United States Fish and Wildlife Service (USFWS) and CESA Section 2080 from the CDFW). Consultation with the listing agencies shall determine the appropriate conservation measure(s) to mitigate for impacts on the species. The mitigation may include collecting seed from individuals in the impact area and planting them within a mitigation site with the appropriate microhabitat for this species and/or paying a fee to a mitigation bank and/or a qualified Plant Science Program to conduct germination or other research studies on the species. The applicant shall retain a qualified Biologist to prepare a detailed Special Status Plant Species Conservation Plan for approval by the USFWS and/or the CDFW. The conservation plan shall include the following topics: (1) responsibilities and qualifications of the personnel to implement and supervise the plan; (2) mitigation site selection criteria; (3) site preparation and planting implementation; (4) implementation schedule; (5) maintenance plan/guidelines; (6) monitoring plan; (7) long-term preservation. The applicant shall implement the Plan as approved. If focused surveys determine that CNPS List 1 or List 2 species are present and the necessary take of individuals would be greater than ten percent of species' population within a one-mile radius of the Project Site, then compensatory mitigation shall be required. Mitigation may include collection of seed from individuals in the impact area and planting them within a mitigation site with the appropriate microhabitat for this species. If project timing requires that ground disturbance of potentially suitable habitat be performed prior to the species' peak blooming period and focused surveys cannot be performed, then the species shall be presumed present in the impact area. The applicant shall retain a qualified Biologist to prepare a detailed Special Status Plant Species Conservation Plan for approval by CDFW. The conservation plan shall include the following topics: (1) responsibilities and qualifications of the personnel to implement and supervise the plan, (2) mitigation site selection criteria, (3) site preparation and planting implementation, (4) implementation schedule, (5) maintenance plan/guidelines, (6) monitoring plan, (7) long-term preservation. The applicant shall implement the Plan as approved.

-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 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.

-Cultural Resources - Less Than Significant Impact With Mitigation Incorporated. The following mitigation measures have been incorporated into the project to minimize potential effects related to historic structures.

-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. (Also see MM NOI-2 in Section 4.11, Noise, which relates to vibration monitoring requirements).

-Geology - Less Than Significant Impact With Mitigation Incorporated. The following mitigation measures have been incorporated into the project to minimize potential effects related to geologic hazards including liquefaction.

-MM GEO-1: Prior to approval grading plans, the Applicant shall demonstrate, to the satisfaction of the City's Planning Division that the recommendations in the project's geotechnical reports and in any future geotechnical reports have been fully and appropriately incorporated (OGI 2017a and 2017b).

-Noise/Vibration - Less Than Significant Impact With Mitigation Incorporated. The following mitigation measures have been incorporated into the project to minimize potential effects related to vibration effects on nearby structures.

-MM NOI-1: Prior to the start of grading of each Project phase, the Project applicant shall provide evidence acceptable to the City's Community Development Department, that:

- a. All construction vehicles or equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers.
- b. Stationary equipment, such as generators and air compressors, would be located as far from local residences and Walnut Canyon Elementary School, as feasible.
- c. Equipment maintenance and staging areas would be located as far away from local residences and Walnut Canyon Elementary School, as feasible.
- d. Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings and Walnut Canyon Elementary School.

-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.

- Whenever vibratory replacement activities occur within 75 feet of the Tanner Corner Building.
- Whenever Deep Soil Mixing activities occur within 50 feet of the Tanner Corner Building.
- Whenever general construction equipment is utilized within 25 feet of the Tanner Corner Building.

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. (Also see MM CUL-1 in Section 4.3, Cultural Resources, which includes requirements for the development of a construction monitoring plan for work in proximity to the Tanner Corner Building).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no known areas of controversy related to the Project; however, the City acknowledges the following topics and stakeholders that were important in the development of this EIR.

-Tanner Corner Building: The Tanner Corner Building is a one-story commercial building located on the northwest corner of Moorpark Avenue and High Street. The Tanner Corner Building was evaluated and formally listed in the CRHR on November 3, 2000. The Tanner Corner Building is also eligible for the NRHP and as a City of Moorpark landmark (South Environmental 2022). The significance of the Tanner Corner Building as well as an impact evaluation is included in Section 4.4, Cultural Resources of this EIR. Vibration analyses related to the Tanner Corner Building and other nearby structures is provided in Section 4.11 of this EIR.

-California Department of Fish and Wildlife: A letter was received from California Department of Fish and Wildlife (CDFW) on June 8, 2022 in response to the Project's Notice of Preparation (NOP). In their letter, CDFW offered comments and recommendations to assist the City in adequately identifying, avoiding, and/or mitigating any potential impacts on fish and wildlife resources associated with the Project. Specifically, CDFW provided comments and recommendations regarding four topics: Sensitive Bird Species, Loss of Bird and Raptor Nesting Habitat, Tree Disease Management Plan, and Landscaping. Further discussion of biological resources as well as an impact evaluation of biological resources is included in Section 4.3, Biological Resources, of this EIR. The full CDFW NOP comment letter is included in Appendix B of this EIR.

Provide a list of the responsible or trustee agencies for the project.

-California Department of Fish and Wildlife;
-Ventura County