



CITY OF MOORPARK

COMMUNITY DEVELOPMENT DEPARTMENT | 799 Moorpark Avenue, Moorpark, California 93021
Main City Phone Number (805) 517-6200 | Fax (805) 532-2540 | www.moorparkca.gov

PUBLIC NOTICE

NOTICE OF INTENT TO ADOPT

A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the City of Moorpark, as lead agency, has prepared and is circulating the Draft Mitigated Negative Declaration (MND) for the Beltramo Ranch Residential Project for public review and comment pursuant to the Pursuant to the State of California Public Resources Code Section 21092 and California Environmental Quality Act (CEQA) Guidelines.

Project Title: Beltramo Ranch Residential Project (Project)

Project Description: The Project includes the request for the construction of 47 single-family, detached residences and programmed open space. The Proposed Project includes an application for a General Plan Amendment land use designation change for a portion of the 7.4 acres of land from Park and Low Density Residential to High Density Residential, as well as a Zone Change from R-1 and RE-20 to RPD-7U. The existing single-family homes and church are proposed to be demolished as part of the Proposed Project construction. The Proposed Project includes the construction of a total of 106,110 square feet of residential uses with common area improvements and landscape buffers along the Project's frontage and perimeter. The two-story homes will be three- and four-bedroom + loft homes that range in size from approximately 2,002 square feet to approximately 2,477 square feet with three floor plan types.

The applications filed include General Plan Amendment (GPA) No. 2021-01, Development Agreement (DA) No. 2021-01, Zone Change (ZCH) 2021-01, Vesting Tentative Tract Map (VTTM) No. 2021-01, and Residential Planned Development (RPD) No. 2021-01.

Project Location: 11930 Los Angeles Avenue, Moorpark, California at the southeast corner of Los Angeles Avenue and Beltramo Ranch Road (Assessor's Parcel Numbers [APNs] 504-0-021-195, 506-0-030-210, 506-0-030-220, 506-0-030-235, 506-0-030-045, and 506-0-030-055).

Environmental Determination: Based on the findings of the Initial Study, the City of Moorpark has determined that, with mitigation, this Project would not result in significant environmental impacts. A mitigation measure for biological resources will be required to reduce impacts to a less than significant level. Accordingly, the City of Moorpark intends to adopt a Mitigated Negative Declaration, pursuant to Section 21080(c) of the Public Resources Code.

Public Review / Public Comment Period: The Draft MND and all documents referenced therein are available for review beginning on Friday, May 13, 2022, during normal business hours in the Development and Community Services Building, City Hall, 799 Moorpark Avenue, Moorpark, California, 93021. A copy is also available at the Moorpark Library, 699 Moorpark Avenue, Moorpark California, 93021 and online at: www.moorparkca.gov/568/Environmental-Documents.

Opportunity to Provide Public Comment: You are not required to take any action, however, if you wish to comment on the adequacy of the Draft MND you may do so in the following ways during the 30-day public comment period between **Friday, May 13, 2022 and Monday, June 13, 2022**. All comments on the Draft MND shall be submitted prior to 5:00 P.M. on June 13, 2022.

WRITTEN COMMENTS MUST BE SENT TO:	
Planner	<i>Shanna Farley</i> Principal Planner
Via Mail	799 Moorpark Avenue Moorpark, CA 93021
Via E-Mail	sfarley@moorparkca.gov
Comment Period	From May 13, 2022 to June 13, 2022

Si usted tiene preguntas relacionadas con esta propuesta, comuníquese por favor con Yvonne Nicola, Office Assistant II, dentro del Departamento del Desarrollo de la Comunidad, al (805) 517-6200.

Shanna Farley
Principal Planner