



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

Date: May 17, 2022

Subject: **Notice of Preparation (NOP) and Scoping Meeting for the Moorpark General Plan Update Program Environmental Impact Report (PEIR)**

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

Lead Agency/Sponsor: City of Moorpark

Project Title: The Moorpark General Plan Update 2050 Program Environmental Impact Report

Public Comment Period: May 17, 2022, to June 16, 2022

Scoping Meeting: May 31, 2022, 6:00 p.m.– City of Moorpark, City Hall, Council Chambers / Apricot Room, 799 Moorpark Avenue

NOTICE IS HEREBY GIVEN that the City of Moorpark (City), as lead agency, will prepare a Program Environmental Impact Report (PEIR) for the City of Moorpark General Plan Update project (proposed project). The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to notice the public scoping meeting.

Notice of Preparation: The City determined that the proposed project would require preparation of a full-scope PEIR; thus, an Initial Study was not prepared in conjunction with this NOP. Consistent with Section 15168 of the CEQA Guidelines, the City will prepare a PEIR to address the environmental impacts associated with the project at a programmatic level. The proposed project is an update to the City's General Plan, which is a long-range plan consisting of policies that will guide future development activities and City actions. No specific development projects are proposed as part of the proposed project. However, the PEIR will serve to streamline environmental review of future projects.

Public Comment Period: The City of Moorpark, as lead agency, requests that responsible and trustee agencies respond in a manner consistent with Section 15082(b) of the CEQA Guidelines and Section 21080.4 of the Public Resources Code. Responsible agencies must submit any comments in response to this notice during the 30-day public review period. The public review period will commence on **May 17, 2022**, and will close on **June 16, 2022**. A copy of the NOP can be viewed electronically on the City's web page at: <https://moorparkca.gov/568/Environmental-Documents>.

Scoping Meeting: The City will hold an in-person scoping meeting in conjunction with this NOP to present the project and the PEIR process and to provide an opportunity for agency representatives and the public to assist the lead agency in determining the scope and content of the environmental analysis for the PEIR. The public meeting will be hosted on the evening of **Tuesday, May 31, 2022, at 6:00 p.m.** at the address below and will be conducted in an open-house format:

City of Moorpark
Apricot Room – City Council Chambers
799 Moorpark Avenue
Moorpark, CA 93021

Written Comments: Comments in response to this notice can be emailed to Doug Spondello, AICP, Deputy Community Development Director at dspondello@moorparkca.gov or can be physically mailed in writing to the address below by the close of the 30-day NOP review period at 5:00 p.m. on Thursday, June 16, 2022:

City of Moorpark
Community Development Department
ATTN: Doug Spondello
799 Moorpark Avenue
Moorpark, CA 93021

Please include the name, email, and/or telephone number of a contact person at your agency or organization who can answer questions about the comment.

Project Location

The project area includes the City of Moorpark, located in the southeast portion of Ventura County, and is surrounded by the cities of Fillmore to the north, Simi Valley to the east, Thousand Oaks, and Camarillo to the south, and Somis to the west (see Figures 1, *Regional Location*, and 2, *Aerial Photograph*). Regional circulation to and through the city is provided by State Route 118 (east-west) and by State Route 23 (north-south).

Project Description

City of Moorpark 2050 General Plan Update

A General Plan establishes long-term goals and policies to guide a community in realizing a vision into the future. The State of California requires each city to adopt a comprehensive, long-term general plan for the physical development of a community and provides a list of topics that must be addressed. Local decision makers use the goals and policies of a general plan to make decisions regarding land use, housing, mobility, infrastructure, open spaces, and recreation.

The last update of the City of Moorpark's General Plan took place in 1986, with a limited update in 1992. The City of Moorpark's 2050 General Plan Update (the proposed project) is a comprehensive effort undertaken by the City, which will update the existing General Plan for the next 30 years through 2050. The updated General Plan will bring all elements (chapters) into compliance with state housing mandates; conform with new state laws related to community

health, environmental justice, climate adaption, resiliency, and mobility; and bring long-term growth and fiscal projections into alignment with current economic conditions. The General Plan serves as the principal policy document for guiding community growth and the provision of public services and is defined by specific community priorities and values that have been identified during the public outreach process. Once adopted, the General Plan provides high-level guidance that sets the goals and priorities for related efforts, including the zoning code, specific plans, subdivision ordinances, and other planning projects.

- The **Land Use Element** establishes how land is developed, used, and arranged to ensure compatibility and add value to the community in terms of function, design, and fiscal return.
- The **Circulation Element** coordinates the circulation system with future land use patterns and buildout to satisfy local and subregional mobility needs, as well as access and connectivity between various neighborhoods and districts. This element also defines goals and policies for the provision of public infrastructure to support the uses accommodated by the Land Use Element.
- The **Housing Element** ensures greater production, preservation, and improvement of housing in the community in the context of existing and future housing needs, constraints to the production of housing, and available land and financial resources.
- The **Economic Development Element** articulates the City's approach to developing and maintaining the local economy, retaining, and attracting further investments, and connecting economic development with the City's long-term fiscal health.
- The **Open Space, Parks, and Recreation Element** establishes direction for the City's park system and recreation programs, emphasizing the vital role parks and recreation programs play in economic development, land use, housing, community health, infrastructure, and transportation goals.
- The **Conservation Element** addresses how resources are managed comprehensively using systems that are environmentally and economically sustainable and meet growth demand in Moorpark.
- The **Safety Element** addresses how the City protects life, property, and commerce from impacts associated with human-made and natural hazards, disasters, and other threats to public safety. It also identifies ways the City can establish strategies to adapt to increased hazard risks and strategies to become more resilient.
- The **Noise Element** provides a basis for comprehensive local programs to control and abate environmental noise and to protect residents from excessive exposure.

In addition to these elements, the General Plan will also include an **Implementation Plan** that identifies responsible parties and the actions needed to carry out General Plan policies.

Table 1, *Buildout Statistical Summary*, provides a statistical summary of the buildout potential associated with the updated Land Use Plan compared to existing conditions. Figure 3, *Current*

Land Use Plan Map, shows the existing land use plan for the city. Figure 4, *Proposed Land Use Plan Map*, includes the proposed General Plan Land Use Map for the city.

Table 1 Buildout Statistical Summary

Scenario	Acres	Residential Units	Population	Nonresidential Square Feet	Employment
Existing Conditions	7,992	11,537	36,445	8,783,171	12,915
Proposed Land Use Plan	7,992	17,025	53,781	13,567,083	20,249
Net Difference (Proposed General Plan - Existing)	0	+5,488	+17,336	+4,783,912	+7,334

Public Agency Approvals

The proposed project will require adoption by the Moorpark City Council. The Planning Commission, General Plan Advisory Committee, and other decision-making and advisory bodies will review the proposed project and make recommendations to City Council. Though other agencies may be consulted during the project process, their approval is not required for adoption of the Moorpark General Plan Update. However, subsequent development under the proposed project may require approval of state or federal responsible or trustee agencies that may rely on the PEIR for decisions in their areas of expertise.

Environmental Factors Potentially Affected

The City determined that the proposed project would require preparation of a PEIR to address all 21 environmental topics identified in the CEQA Guidelines; thus, an Initial Study was not prepared in conjunction with this NOP.

The proposed project could potentially affect the following environmental factors, and each will be addressed in the PEIR:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Mandatory Findings of Significance

The City includes properties that are on a list compiled pursuant to Government Code Section 65962.5.

If you have further questions or require additional information, please contact Doug Spondello, AICP, Deputy Community Development Director, at (805) 517-6251, or email at dspondello@moorparkca.gov.

Date: May 17, 2022

Signature:

A handwritten signature in black ink, appearing to be the letter 'Q' with a stylized flourish.

Doug Spondello, AICP
Deputy Community Development Director

ATTACHMENTS:


Figure 1: Regional Location

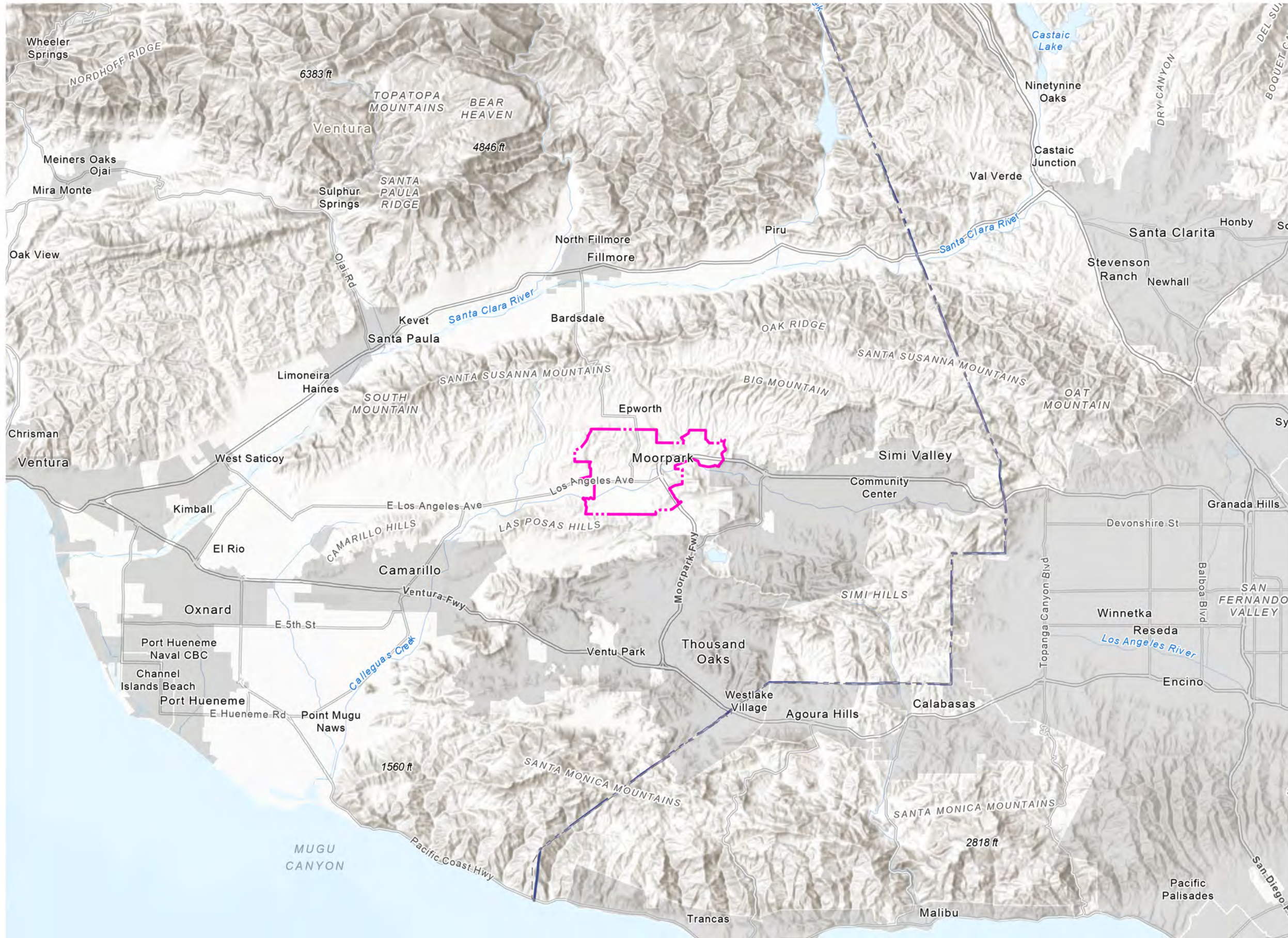
Figure 2: Aerial Photograph

Figure 3: Current Land Use Plan Map

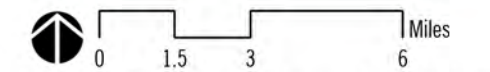
Figure 4: Proposed Land Use Plan Map

Figure 1 Regional Location

 City Boundary

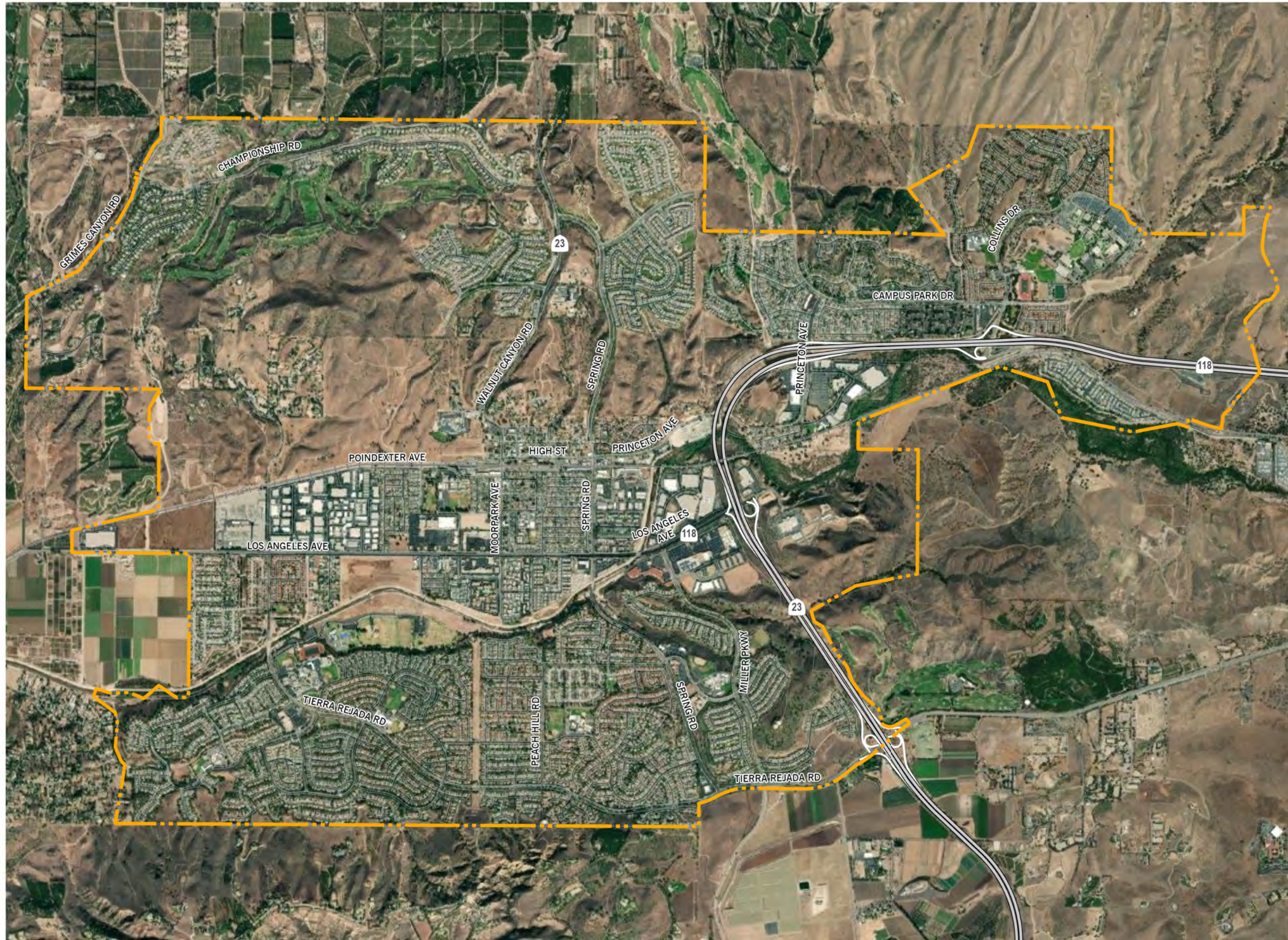



Draft Environmental Impact Report



Source: The City of Moorpark 2022 Date: 4/27/2022

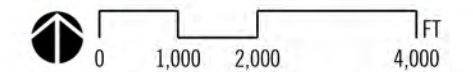
Figure 2
Aerial Photograph



 City Boundary

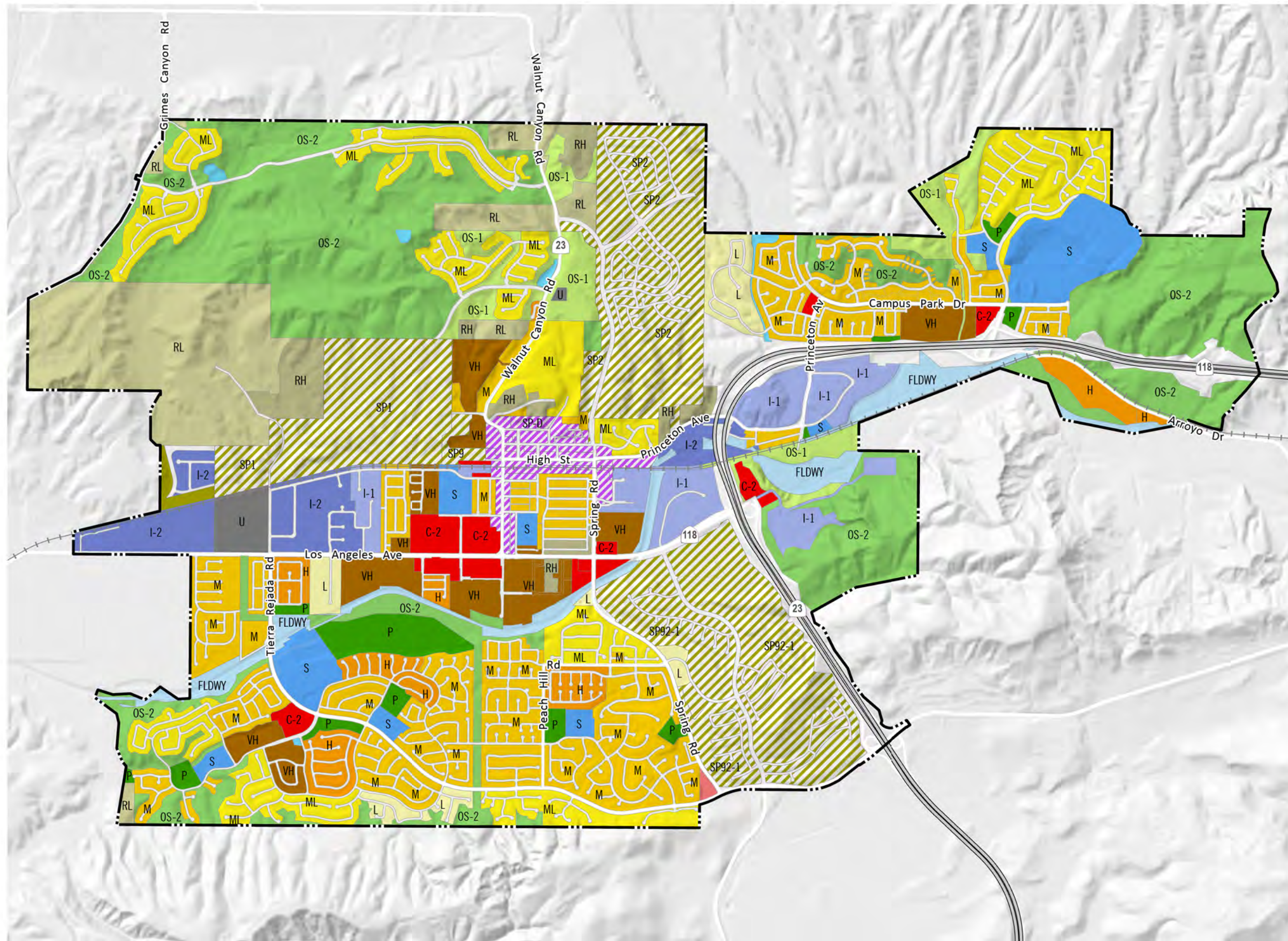


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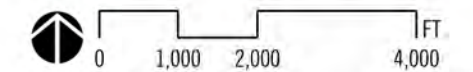
Figure 3
Current General Plan



- City Boundary
- Railroad
- Current General Plan Land Use**
- AG-1, Agriculture
- RL, Rural Low Density Residential (1 du/5 ac)
- RH, Rural High Density Residential (1 du/1 ac)
- L, Low Density Residential
- ML, Medium Low Density Residential
- M, Medium Density Residential
- H, High Density Residential
- VH, Very High Density Residential
- OS-1, Open Space 1 (1 du/10-40 ac)
- OS-2, Open Space 2 (1 du/40 ac)
- P, Park
- S, School
- PUB, Public/Institutional
- U, Utilities
- FLDWY, Floodway
- C-1, Neighborhood Commercial
- C-2, General Commercial
- I-1, Light Industrial
- I-2, Medium Industrial
- SP1, SP2, SP9, or SP92-1
- SP-D, Downtown Specific Plan
- ROW, Freeway or Right of Way

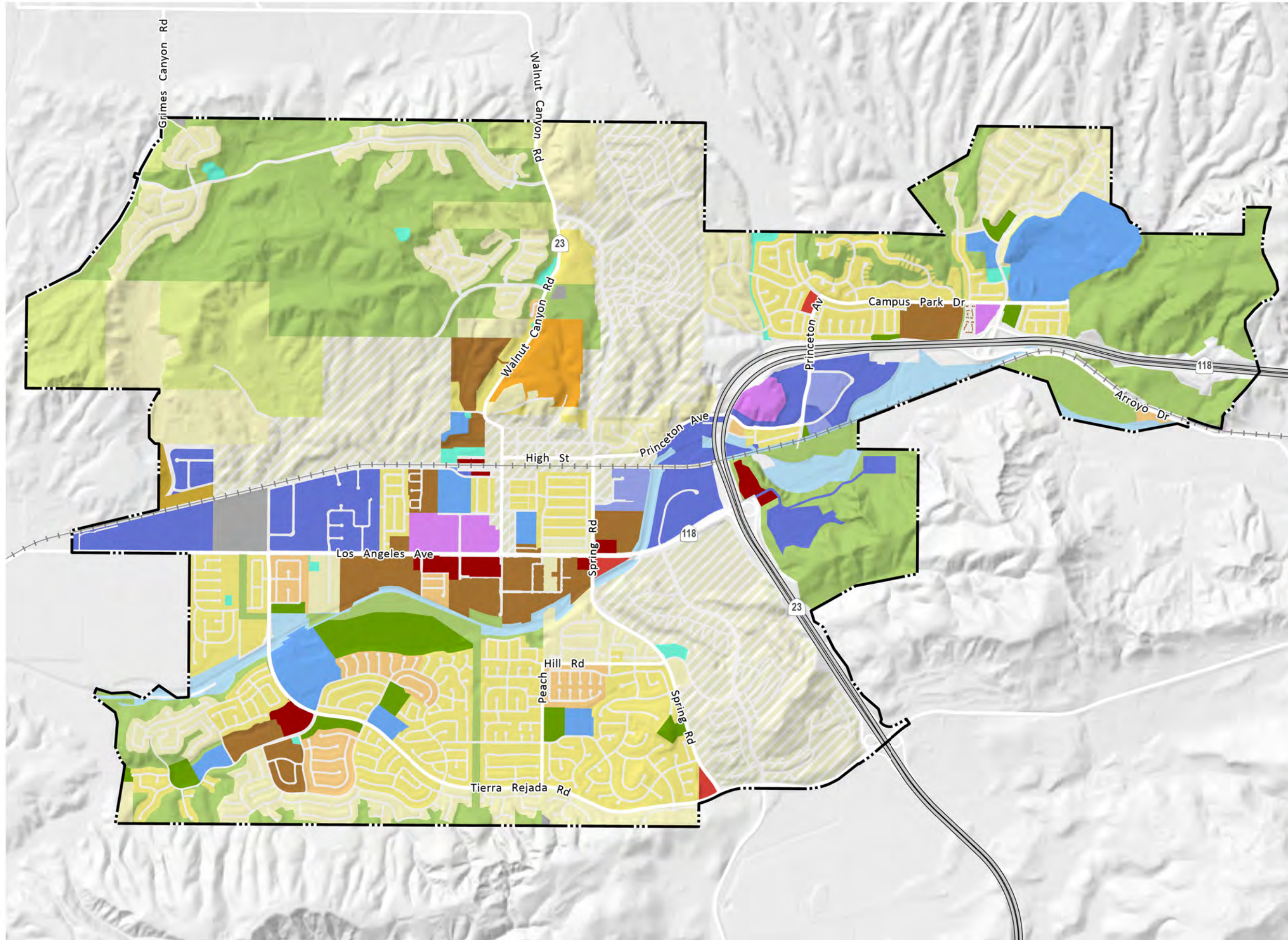


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Figure 4
Proposed General Plan



- City Boundary
- Proposed General Plan
 - AG - Agriculture
 - R - Rural
 - NVL Neighborhood Very Low
 - NL - Neighborhood Low
 - NM - Neighborhood Medium
 - NMX - Neighborhood Mixed Density
 - NH - Neighborhood High
 - MUD - Mixed Use District
 - MUM - Mixed Use Medium
 - NC - Neighborhood Commercial
 - C-A - Commercial Auto
 - IF - Industrial Flex
 - IP - Industrial Park
 - PUB - Public
 - S - School
 - NCP - Neighborhood/Community Park
 - OS - Open Space
 - FLDWY - Floodway
 - U - Utility
 - SP-D - Downtown SP
 - SP1 - Hitch Ranch SP
 - SP2 - Moorpark Highlands SP
 - SP92-1 - Carlsberg SP
 - RDW - Right of Way



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