



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 Everett Street Terraces 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: Everett Street Terraces Project (Project)

Project Description: The Project consists of a request to allow the construction of a 60-unit condominium property on the 2.44-acre vacant property. The proposed units will consist of two- and three-bedroom units, two to three stories in height. The two-bedroom units will range from approximately 1,081 square feet to 1,167 square feet, and the three-bedroom units will range from approximately 1,497 square feet to 1,586 square feet. The onsite amenities will include an outdoor playground, a changing room, swimming pool and spa, outdoor barbeque grill, outdoor and covered parking, a lobby, an office, and private garages on approximately 2.44 acres of land.

The applications filed for this Project include Residential Planned Development No. 2005-02, Tentative Tract Map 5739, General Plan Amendment No. 2005-02, Specific Plan Amendment No. 4 to Specific Plan No. 1995-01 (Downtown Specific Plan), and Zone Change No. 2005-02.

Project Location: The Project is located at the northeast corner of Everett Street and Walnut Canyon Road (Assessor's Parcel Number (APN) 512-0-061-310, 512-0-061-320, 512-0-061-050, 512-0-061-060, and 512-0-061-210).

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. Mitigation measures for biological resources, cultural resources, geology and soils, and tribal cultural resources will be required to reduce impacts to less than significant. 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 Wednesday, May 18, 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 **Wednesday, May 18, 2022 and Friday, June 17, 2022**. All comments on the Draft MND shall be submitted prior to 5:00 P.M. on June 16, 2022.

WRITTEN COMMENTS MUST BE SENT TO:	
Planner	<i>Shanna Farley Principal Planner</i>
Via Mail	<i>799 Moorpark Avenue Moorpark, CA 93021</i>
Via E-Mail	<i>sfarley@moorparkca.gov</i>
Comment Period	<i>From May 18, 2022 to June 17, 2022</i>

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