



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 Pentair Warehouse Expansion 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: Pentair Warehouse Expansion Project (Project)

Project Description: The Proposed Project is the development of a 90,566-square-foot industrial building for Pentair Pool Products. Of this total square footage, 3,000 square feet is planned for office space and 87,566 square feet for warehousing. Total coverage of the building will be 36.8 percent of the site, which is lower than the City's Floor Area Ratio (FAR) cap of 38 percent. The building is proposed to be a one-story building, approximately 44 feet in height, as a Type III-B concrete tilt-up structure. The building would include 21 truck-

The Project site will include 185 parking spaces, including 6 accessible stalls, 137 standard stalls, 19 electric vehicle (EV) stalls, and 23 clean air/van pool stalls. The site will also feature 20 bicycle racks and 3 motorcycle parking stalls. The portion of the existing Gabbert Canyon Channel under the site's proposed entry driveway will be replaced with a reinforced concrete box culvert approximately 60 feet in length, while the remainder of the channel will remain unchanged.

Project Location: 10941 Los Angeles Avenue, Moorpark, California north of Los Angeles Avenue and east of Montair Drive (Assessor's Parcel Number 511-0-200-265).

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, cultural, land use and transportation 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 Monday, July 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 **Monday, July 18, 2022 and Wednesday, August 17, 2022**. All comments on the Draft MND shall be submitted prior to 5:00 P.M. on August 17, 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 July 18, 2022 to August 17, 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