

## SECTION 1 EXECUTIVE SUMMARY

### 1.1 INTRODUCTION

The North Park Village and Nature Preserve Specific Plan No. 2001-01 Program Environmental Impact Report (EIR) has been prepared to evaluate the potential environmental impacts associated with the North Park Village and Nature Preserve Specific Plan (referred herein as North Park) project. This draft Program EIR has been prepared in conformance with the California Environmental Quality Act (CEQA) Statute (California Public Resources Code §21000 et seq.), CEQA Guidelines (Title 14, California Code of Regulations, Chapter 3, §15000 et seq.), and the rules, regulations, and procedures for implementation of CEQA as adopted by the City of Moorpark.

It is intended to serve as an informational document for public agency decision-makers and the general public on the objectives and components of the proposed project, and significant environmental impacts that may be associated with the planning, construction, and operation of the project, and appropriate feasible mitigation measures and alternatives that may be adopted to reduce or eliminate these significant impacts. The City of Moorpark is the lead agency under CEQA, and is responsible for preparing the North Park Specific Plan Program EIR (State Clearinghouse No. 2002011114). The City, as the lead agency, will review and consider the North Park Specific Plan Program EIR in its decision to approve, conditionally approve, revise, or deny the proposed project.

CEQA Guidelines §15168(a) states that “A program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either: (1) Geographically, (2) A logical parts in the chain of contemplated actions, (3) In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or (4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.”

As a Program EIR, the environmental document is further intended to serve as the primary environmental document for all future entitlements associated with the proposed project, including all discretionary approvals requested or required to implement the project by the lead agency and responsible and trustee agencies. A lead agency can approve subsequent actions without additional environmental documentation unless as otherwise required by Public Resources Code §21166, and state CEQA Guidelines §15162. CEQA Guidelines §15168(c) states “Subsequent activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared.”

- “(1) If a later activity would have effects that were not examined in the program EIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration.
- (2) If the agency finds that pursuant to Section 15162, no new effects could occur or no new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required.
- (3) An agency shall incorporate feasible mitigation measures and alternatives developed in the program EIR into subsequent actions in the program.
- (4) Where the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to

determine whether the environmental effects of the operation were covered in the program EIR.

- (5) A program EIR will be most helpful in dealing with subsequent activities if it deals with the effects of the program as specifically and comprehensively as possible. With a good and detailed analysis of the program, many subsequent activities could be found to be within the scope of the project described in the program EIR, and no further environmental documents would be required.”

With respect to public review of these “subsequent activities,” CEQA Guidelines §15168(e) states “When a law other than CEQA requires public notice when the agency later proposes to carry out or approve an activity within the program and to rely on the program EIR for CEQA compliance, the notice for the activity shall include a statement that: (1) This activity is within the scope of the program approved earlier, and (2) The program EIR adequately describes the activity for the purposes of CEQA.”

The City of Moorpark, which has the principal responsibility for processing and making a decision on the project, and other public agencies (i.e., responsible and trustee agencies) that may use the Program EIR in their decision-making or permitting processes, will consider the information in this draft Program EIR along with comments and responses that are generated during the CEQA process. Responsible and trustee agencies are identified in Section 2, Project Description. In addition, the Program EIR is the primary reference document in the formulation and implementation of a mitigation monitoring and reporting program for the proposed project.

In accordance with CEQA, public agencies are required to make findings for each environmental impact of the project identified in the Program EIR. If the lead agency and responsible and trustee agencies decide that the benefits of the proposed project outweigh any identified unmitigated significant environmental effects, they will be required to adopt a statement of overriding considerations supporting their actions.

The actions involved in the implementation of the proposed project are described in Section 2, Project Description. Other agencies that may have discretionary approval over the project, or components thereof, are also described in Section 2.

## **1.2 PROJECT LOCATION**

The 3,586.3-acre North Park Specific Plan project site is located in an unincorporated area of eastern Ventura County and within the City of Moorpark Area of Interest. The site is north of State Route 118 (SR-118), northeast of downtown Moorpark, north of Moorpark College, and south and east of Happy Camp Canyon Regional Park. The Specific Plan site is predominately undeveloped.

The site contains limited site improvements to accommodate existing land uses and includes dirt and semi-paved roads, corrals, fences, and watering facilities for grazing animals. Onsite land uses are limited to oil extraction operations (primarily in the northern and eastern portion of the site) and cattle grazing. There is one residence on the site.

Surrounding land uses include permanent open space to the north; single-family residences and Moorpark College in the City of Moorpark; property designated by the County of Ventura as open space (Alamos Canyon) and a small area in the City of Simi Valley Sphere of Influence designated as open space to the east. Further east of the open space area is land designated in the City of Simi Valley General Plan for commercial and industrial development but is currently undeveloped. Vacant land, orchards, and other agricultural activities are located to the west. Happy Camp Canyon Regional Park and Rustic Canyon Golf Course are also located to the west.

### **1.3 PROJECT DESCRIPTION**

This draft Program EIR assesses the potential individual and cumulative impacts that could result from the adoption and implementation of a general plan amendment, specific plan, rezoning, a preannexation Development Agreement, ballot initiative, sphere of influence amendment, annexation, and related approvals that would allow the development of residential, retail, institutional, recreational, and open space uses on the North Park site.

The proposed Specific Plan project would allow for the development of 1,650 residential dwelling units on 769.7 acres of the 3,586.3-acre site. Other proposed related and supporting uses would include a 5-acre neighborhood commercial center, a 12-acre school site, a 29.1-acre public youth sports park and 2 additional public parks, 10 private parks, a 52-acre publicly accessible lake; a fire station site; and a day care/church site. Ancillary land uses would include, but are not limited to, water reservoirs, detention basins, and a fire service heliport.

Development of the Specific Plan project is analyzed in this draft Program EIR in two phases: Phase A and Buildout (Phases B and C). Phase A would allow for the development of up to 500 single-family residential dwelling units, grading of a 150-unit multiple family affordable housing site, two parks, one elementary school site, and one day care/church site, and the dedication of one-third of the Nature Preserve. Associated infrastructure improvements would be provided as a part of Phase A. Phase A access to/from the Specific Plan site would be via Collins Drive.

Buildout of the remainder of the Specific Plan site would only be permitted with the completion of an access road and interchange from SR-118. The North Park Specific Plan project proposes that a "Moorpark College Interchange" be constructed to serve the buildout of the project. The Moorpark College Interchange would be located east of Collins Drive. A four-lane arterial roadway would connect the Moorpark College Interchange to the Specific Plan site and provide additional access to Moorpark College.

### **1.4 SCOPE OF THE PROGRAM EIR**

This draft Program EIR addresses the potential environmental effects of the proposed North Park project and alternatives to the project. The scope of the draft Program EIR includes issues identified by the City of Moorpark during the preparation of the Initial Study and Notice of Preparation, as well as environmental issues raised by agencies and the general public in response to the scoping process and the Initial Study and Notice of Preparation, as described below.

#### **Scoping Process**

In compliance with the State CEQA Guidelines, the City of Moorpark has taken steps to maximize opportunities to participate in the environmental process. An Initial Study and Notice of Preparation were distributed on January 28, 2002 to various federal, state, regional, and local government agencies and other interested parties to solicit comments and inform the public of the proposed project. The project was described, potential environmental effects associated with project implementation were identified, and agencies and the public were invited to review and comment on the Initial Study and Notice of Preparation. The Notice of Preparation review and comment period closed on February 26, 2002, although letters received later were accepted and evaluated as part of the preparation of this draft Program EIR.

The following environmental issues were identified through preparation of the Initial Study, and through the scoping process as being potential impacts associated with implementation of the North Park Specific Plan project and are addressed in this draft Program EIR:

- § Land Use and Related Planning Programs
- § Aesthetics and Visual Resources
- § Transportation and Circulation
- § Air Quality
- § Noise
- § Biological Resources
- § Geology and Soils
- § Hydrology and Water Quality
- § Cultural and Paleontological Resources
- § Public Services and Utilities
- § Public Health and Safety

Specific impact topics were identified for each of these environmental issues, and are discussed in this draft Program EIR with respect to existing conditions, potential impacts, the significance of these potential impacts, and proposed mitigation for significant impacts.

Other mandatory sections required by CEQA include a discussion of growth inducement, cumulative impacts, significant irreversible environmental changes, and significant environmental effects that cannot be avoided. A discussion of alternatives to the proposed project is also presented in this draft Program EIR.

### **Areas of Controversy Known to the Lead Agency**

This draft Program EIR addresses the areas of environmental controversy and environmental issues to be resolved which are known to the City of Moorpark or were raised by agencies and the public during the scoping process. The City identified many of these during preparation of the Initial Study and Notice of Preparation. It should be noted that not all of these issues are related to environmental effects of the project. The following summarizes the primary areas of controversy that have been identified for the project and where they are addressed in this draft Program EIR:

- € Project compatibility with onsite and surrounding land uses (Section 3.1, Land Use and Related Planning Programs; Section 3.2, Aesthetics and Visual Resources)
- § Regional and local traffic (Section 3.3, Transportation and Circulation)
- § Provision of adequate infrastructure and services (Section 3.10, Public Services and Utilities)
- § Effects on biological resources (Section 3.6, Biological Resources)
- § Appropriateness/intensity of proposed land uses (Section 3.1, Land Use and Related Planning Programs)
- § Effects on groundwater and surface water quality (Section 3.7, Geology and Soils; Section 3.8, Hydrology and Water Quality)
- § Aesthetic changes to the site associated with project implementation (Section 3.2, Aesthetics and Visual Resources)

## **Issues to be Resolved**

The issues to be resolved by the City of Moorpark include a decision on the alternatives, including the proposed project, and whether or how to mitigate the environmental effects of the project. The City will need to determine if the type and intensity of development proposed for the Specific Plan site is appropriate for the site and whether it should be incorporated into the City.

### **1.5 SIGNIFICANT ENVIRONMENTAL IMPACTS AND MITIGATION PROGRAM**

#### **1.5.1 SUMMARY TABLE**

Table 1-1 summarizes each potentially significant environmental effect of the proposed project, the recommended mitigation measures or alternative that would reduce or avoid the effect, and the level of significance after mitigation. The reader is referred to the full text of this draft Program EIR for a detailed description of the environmental effects of the proposed project and feasible mitigation measures.

#### **1.5.2 POTENTIAL IMPACTS FOUND TO BE NOT SIGNIFICANT**

In accordance with CEQA Guidelines §15128, this draft Program EIR identifies the various possible significant effects that were determined not to be significant and are, therefore, not discussed in detail. Through the preparation of the Initial Study, the City of Moorpark determined that an EIR was required to evaluate the potentially significant environmental effects of the proposed project. The following statements identify the items that were checked "No Impact" on the Initial Study checklist and the reasons that these various possible "significant effects" were not considered significant or applicable to the project, and therefore are not addressed in this draft Program EIR:

- § *Air Quality/Objectionable Odors*: None of the proposed uses are anticipated to result in objectionable odors that will affect onsite or offsite land uses.

### **1.6 MITIGATION MONITORING**

State law and the City of Moorpark CEQA procedures require the preparation of a mitigation monitoring or reporting program designed to ensure that mitigation measures adopted as conditions of approval to mitigate or avoid significant environmental effects are carried out. Mitigation measures identified within this draft Program EIR have been described in sufficient detail to provide the necessary information to identify the party(ies) responsible for carrying out the mitigation, when the mitigation will be implemented, and how the mitigation is to be monitored. A mitigation monitoring program will be considered by the City of Moorpark with the final Program EIR.

### **1.7 ALTERNATIVES TO THE PROPOSED PROJECT**

In accordance with CEQA Guidelines §15126.6, Section 4, Alternatives to the Proposed Project, of this draft Program EIR includes an alternatives discussion that analyzes a reasonable range of alternatives that could feasibly attain the basic objectives of the project and evaluates the comparative merits of the alternatives. This draft Program EIR includes an evaluation of the following alternatives to the proposed project:

- € Alternatives Considered and Rejected: Alternative Location and Campus Park Drive Access Alternative
- € No Project Alternative: Retention of Site in its Existing Condition

- € Existing Zoning Alternative: Development Consistent with County of Ventura Land Use Designations (89 Residential Units)
- € Annexation/No CURB Amendment Alternative: Market-Rate Housing Development Scenario if Site is Annexed to City of Moorpark and CURB is not Amended (177 Residential Units)
- € Design Alternative 1: Development that Increases Open Space Areas by Eliminating Lake (1,650 Residential Units)
- € Design Alternative 2: Development that Preserves the Eastern Portion of the Site (1,650 Residential Units)
- € Design Alternative 3: Development with Greater Preservation of Coastal Sage Scrub (1,348 Residential Units)

Section 4 of this draft Program EIR also provides detailed descriptions and analysis of each alternative to allow the decision-makers to determine whether an alternative should be adopted in lieu of the proposed project. As required by CEQA, this section identifies the environmentally superior alternative.

## **1.8 REVIEW OF THE DRAFT PROGRAM EIR**

The North Park Specific Plan Draft Program EIR has been distributed to responsible and trustee agencies, other affected agencies, and surrounding cities in accordance with CEQA Guidelines §15086. The Notice of Completion for the draft Program EIR was also distributed as required by CEQA. During the 45-day public review period, the draft Program EIR, including the technical appendices, is available for review at the City of Moorpark City Hall at 799 Moorpark Avenue in the City of Moorpark, at the City of Moorpark Public Library at 699 Moorpark Avenue in the City of Moorpark, and on the City's web site at [www.ci.moorpark.ca.us](http://www.ci.moorpark.ca.us).

Written comments on the draft Program EIR should be addressed to:

City of Moorpark  
Community Development Department  
799 Moorpark Avenue  
Moorpark, CA 93021  
Attn: David A. Bobardt

Upon completion of the 45-day public review period, written responses to all significant environmental issues raised will be prepared and made available for review at least 10 days prior to consideration of the final Program EIR before the City of Moorpark City Council. These environmental comments and their responses will be included as part of the final Program EIR for consideration by decision-makers for the project.