

**MOORPARK CITY COUNCIL  
AGENDA REPORT**

**TO:** Honorable City Council

**FROM:** David A. Bobardt, Community Development Director 

**DATE:** December 8, 2014 (CC Meeting of 12/17/2014)

**SUBJECT:** Consider Draft Letter to County of Ventura, Public Works Agency, on Notice of Preparation of an Environmental Impact Report (EIR) for the Moorpark Desalter Project

**BACKGROUND/DISCUSSION**

On September 17, 2014, the City Council heard a presentation from Reddy Pakala, Director of the County's Water and Sanitation Department, on the proposed Moorpark Desalter Project. This project proposes to extract and treat poor quality groundwater from a shallow aquifer west of Moorpark to enhance local water supplies. It would include a groundwater treatment facility south of Los Angeles Avenue, east of Hitch Boulevard, and approximately 22 extraction wells south of Los Angeles Avenue, between Butter Creek Road and Hitch Boulevard. The County has now issued a Notice of Preparation of an EIR for this project (attached)

The project is located in Moorpark's Area of Interest, but outside the Sphere of Influence and City Urban Restriction Boundary (CURB). Staff is concerned with the potential aesthetic and land use and planning impacts associated with this project. The treatment plant and extraction wells are located close to Los Angeles Avenue and would be a prominent feature when entering the City from the west. In addition, the extraction wells and treatment plant would limit future land uses on this property, should they continue for agricultural uses or be one day planned for urban uses, which would require an amendment to the current CURB in the General Plan Land Use Element.

**STAFF RECOMMENDATION**

Authorize staff to send letter in response to Notice of Preparation.

Attachments:

1. Notice of Preparation
2. Draft Letter



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CITY OF MOORPARK

## NOTICE OF PREPARATION

**To:** California Office of Planning and Research, Responsible Agencies, Trustee Agencies, and Other Interested Parties

**Subject:** Notice of Preparation of an Environmental Impact Report

**Project Title:** Moorpark Desalter Project

**Lead Agency:** County of Ventura, Public Works Agency  
6767 Spring Road, Moorpark, CA, 93020

**Date:** November 21, 2014

**Review Period:** November 21, 2014 through December 22, 2014

The County of Ventura Waterworks District No. 1 (Waterworks District No. 1) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Moorpark Desalter Project (Project). The purpose of this notice is to help define the scope of the EIR. The Project location, project description and purpose, and potential environmental impacts are described in the attached discussion.

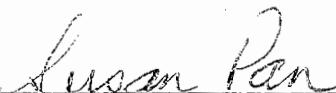
If you are a Responsible or Trustee Agency, Waterworks District No. 1 is soliciting written comments as to the scope and content of the environmental information, including impacts and mitigation measures, that may be relevant to your agency's statutory responsibilities in connection with the Project. Your agency will need to use the EIR prepared by Waterworks District No. 1 when considering any permit or other approval for the Project. Please provide the name and telephone number of a contact person in your agency with your response.

If you are a resident, property owner, or interested party, Waterworks District No. 1 is requesting your written comments concerning any environmental effects the Project may have on your property or your community. Please share this Notice of Preparation (NOP) with anyone else you feel may be interested in this Project. An electronic version of this NOP can be found at <http://pwa.ventura.org/water-sanitation-department/water-and-sanitation-projects>.

Waterworks District No. 1 is holding a 30-day review period in compliance with the California Environmental Quality Act (CEQA). Please submit your written comments to the undersigned at the address shown above no later than 4:00 p.m. on December 22, 2014 or email to [Susan.Pan@ventura.org](mailto:Susan.Pan@ventura.org). For further information about the Project, please contact Ms. Susan Pan at 805- 378-3025, or [Susan.Pan@ventura.org](mailto:Susan.Pan@ventura.org).

Date:

11-20-2014

  
Susan Pan, P.E.  
Manger of Planning, Design, and Construction  
Water and Sanitation Department

**CC ATTACHMENT 1**

## **Project Location**

Waterworks District No. 1 is proposing a groundwater treatment facility west of the City of Moorpark in the County of Ventura. The proposed Moorpark Desalter would be located east of the existing Moorpark Water Reclamation Facility (MWRf) which is located at 9550 East Los Angeles Avenue just west of Moorpark City limits along State Highway 118. The extraction wells would be located within or near an active agricultural field east of Hitch Boulevard between Los Angeles Avenue and the Arroyo Las Posas/Arroyo Simi (Figure 1).

## **Project Description**

The desalter facility would pump and treat poor quality groundwater from a shallow aquifer in the South Las Posas Basin and provide higher quality water to future users. The Project is a key element in the Northern Reach Renewable Water Management Plan which was developed as part of the Calleguas Creek Boron, Chloride, Total Dissolved Solids, and Sulfate Total Maximum Daily Load Compliance Plan. The Project would supplement imported water supplies, remove poor quality groundwater, allow higher quality storm flows to recharge the shallow unconfined groundwater basin, and improve the groundwater quality of the overall basin. Brine produced by the reverse osmosis process would be transported out of the watershed through the Salinity Management Pipeline (SMP), currently being constructed by Calleguas Municipal Water District. The SMP would convey brine from Moorpark to the ocean discharge point at Point Hueneme. The Project would include approximately twenty two extraction wells and a conveyance pipeline from the well field to the desalter facility (see Figure 1).

## **Potential Environmental Effects**

CEQA requires analysis and consideration of a project's environmental impacts. The EIR will evaluate potential direct, indirect, and cumulative impacts associated with implementation of the Project. The EIR will assess both short-term construction impacts as well as long-term effects associated with Project operation. Mitigation measures will be recommended where appropriate to reduce significant adverse impacts. The following sections summarize potential effects of the Project to be evaluated in the EIR.

### **Aesthetics**

Construction and operation of the desalter facility and well fields would have the potential to alter existing visual conditions and may affect public vistas and the visual character of the site and its surroundings. The EIR will assess the potential impacts of the proposed project on aesthetics and visual resources.

### **Agricultural Resources**

Development of the proposed project would include the construction of a desalter facility and the installation of wells in an existing agricultural area. Impacts associated with the implementation of the desalter facility would remove agricultural land out of product and may include the temporary cessation of agricultural production on the well sites. The EIR will evaluate impacts to the loss of agricultural lands and impacts to the adjacent farming operations.

## **Air Quality and Greenhouse Gas Emissions**

Construction of the proposed project would generate emissions from construction equipment exhaust, earth movement, construction workers' commute, and material hauling that could adversely affect regional air quality. The EIR will estimate daily exhaust and fugitive dust emissions to assess the potential short- and long-term air quality impacts. The EIR will identify sensitive receptors within the Project area that could be adversely affected by the Project construction and operation. The EIR will assess the potential impacts of the proposed project to air quality and greenhouse gas emissions.

## **Biological Resources**

The operation of the Project would include the extraction of groundwater. The EIR will analyze the biological resources within Arroyo Las Posas and evaluate potential effects to these resources from extraction activities. The EIR will provide mitigation measures to ensure that groundwater extraction does not significantly affect beneficial use of local surface water. Further the project may have the potential to impact sensitive species and habitats during construction and operation. The EIR analysis will include a comprehensive list of permits required from resource agencies to implement the project.

## **Cultural Resources**

Construction of the project would require excavation that could occur in archaeologically and paleontologically sensitive areas. The EIR will evaluate the potential impacts of the proposed project on archaeological and paleontological resources.

## **Geology, Soils, and Seismicity**

The Project is located in a seismically active region of California. Seismic activity on local faults within the region could cause considerable ground shaking in the Project area. The EIR will evaluate potential impacts related to geology, soils, mineral resources, including seismicity of the area, potential for liquefaction and subsidence, erodibility of the site's soils, soil stability characteristics, and shrink/swell potential of site soils as applicable.

## **Hazards and Hazardous Materials**

Contaminated soils and groundwater could be encountered during construction of the desalter facility and well field. The EIR will assess the potential for encountering contaminated soils and the release of hazardous materials during construction. In addition, the EIR will evaluate the potential public health concerns associated with the construction and operation and the use and storage of chemicals for the operation of the proposed project.

## **Hydrology, Water Quality and Quantity**

Construction and operation of the proposed project could affect storm water quality and drainage patterns. Further, extraction of brackish water could impact groundwater resources. The EIR will describe the Project's potential effect on the hydrology and water quality characteristics of the

project area including alteration of drainage patterns, ground water, erosion, stormwater discharges, and flooding.

## **Land Use and Planning**

Construction and operation of the desalter facility and well field could conflict with local land use ordinances. The EIR will identify potential conflicts with land use plans, policies, and regulations.

## **Noise**

Construction activities would generate short-term noise and vibration that could affect nearby sensitive receptors. Operation of the Project could generate noise that would impact nearby sensitive receptors and land uses. The EIR will identify sensitive receptors and land uses near the proposed facilities and evaluate noise impacts associated with the Project,

## **Employment, Population and Housing**

The EIR will evaluate the Project's effect on employment, population, and housing in the local area based on projections of project employment and distribution of their residences.

## **Public Services**

The EIR will evaluate the Project's potential to create an adverse impact to public services.

## **Recreation**

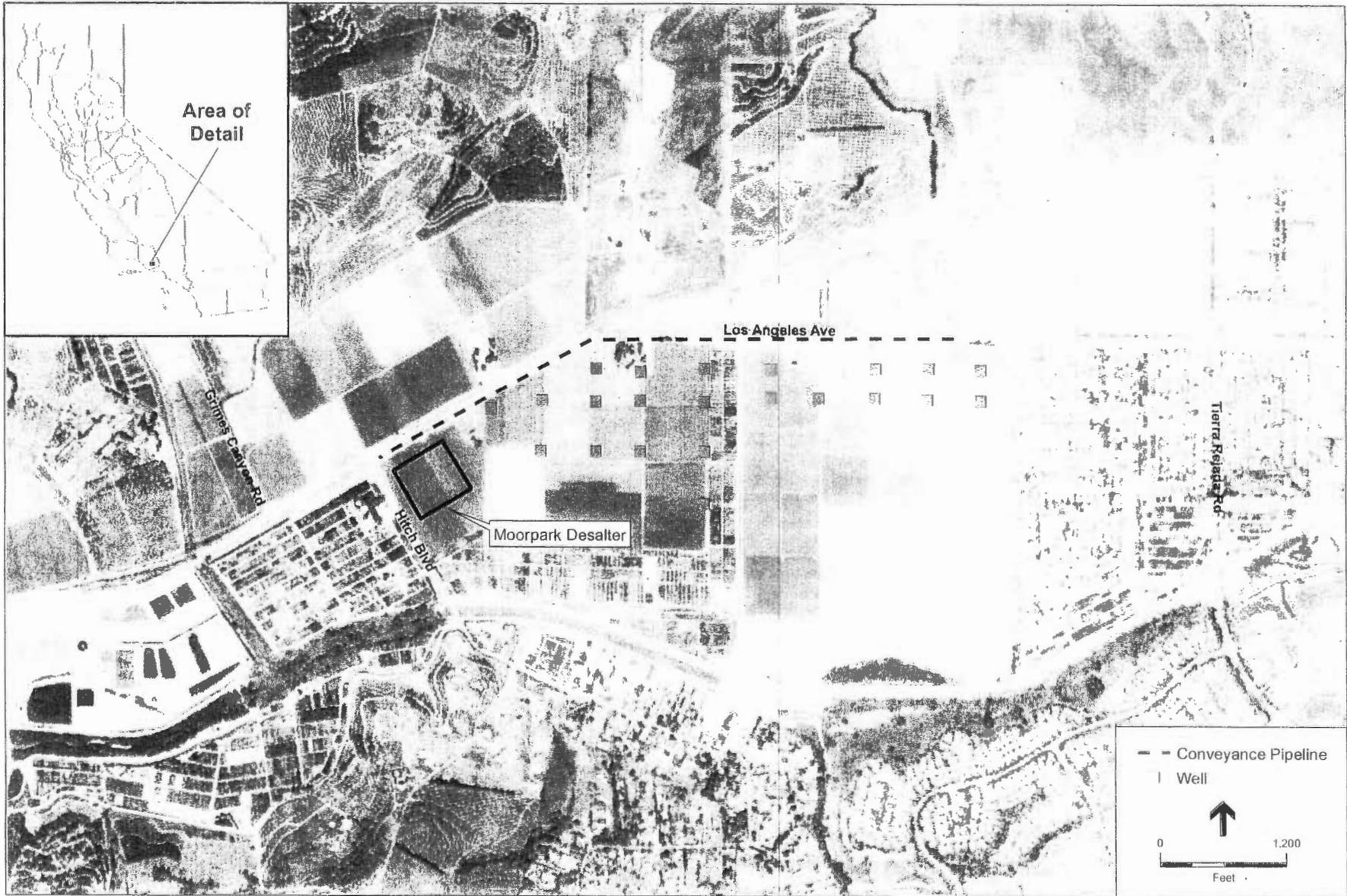
The EIR will evaluate whether the proposed project could potentially contribute to recreational impacts.

## **Transportation and Traffic**

Construction activities could temporarily impact vehicular and pedestrian traffic. The EIR will identify the potential impacts of the proposed project on traffic circulation.

## **Utilities**

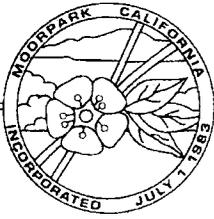
The EIR will analyze the current capacity of the drainage, water, wastewater, natural gas, and electrical systems and the Project's impact on these systems, if any. The EIR will describe the existing dry utilities (gas, electric, phone, etc.) and water, wastewater, and drainage facilities within the Project vicinity. The EIR will also describe the existing facilities that serve the site.



SOURCE: Ventura County

Waterworks District No. 1 Moorpark Desalter Project . 130202

**Figure 1**  
Project Location Map



# 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

December \_\_, 2014

Susan Pan  
Manager of Planning, Design, and Construction  
County of Ventura Water and Sanitation Department  
6767 Spring Road  
Moorpark, CA 93020

Dear Ms. Pan:

**RE: Notice of Preparation of an Environmental Impact Report (EIR) for the Moorpark Desalter Project**

Thank you for requesting comments from the City of Moorpark on the Notice of Preparation of an EIR for the Moorpark Desalter Project. Recognizing the potential benefit of an additional local source of water to help supplement imported supplies, the City has the following concerns it would like to see addressed in the EIR for this project:

- **Land Use and Planning Impacts** – This project is located in the City of Moorpark's Area of Interest, just west of its corporate boundaries and Sphere of Influence. It is outside the City Urban Restriction Boundary (CURB) established in the Land Use Element of the General Plan by the Save Open Space and Agricultural Resources (SOAR) Ordinance, adopted on February 3, 1999. City staff is currently studying the potential of including the affected property in its future urban growth boundary in a comprehensive update to the General Plan Land Use Element. Regardless of whether or not the site is included in a future urban growth boundary, the proposed groundwater treatment facility and extraction wells would greatly affect the future use of the site, whether for agricultural or for urban uses.
- **Aesthetic Impacts** – The project site is located along State Highway 118, and, as historically used for row crops, is a prominent visual feature when entering Moorpark from the west. The addition of a treatment facility and extraction wells would greatly change the viewshed and could result in significant adverse visual impacts.
- **Alternatives Analysis** – Alternative locations for the treatment facility and extraction wells should be considered that would lessen these land use and planning and aesthetic impacts. The area north of the Union Pacific Railroad tracks should be considered as an alternative location as land use and visual impacts could be lessened in this location.

Please place the City on the notification list for this EIR and project and let me know if you have any questions.

Sincerely,

David A. Bobardt  
Community Development Director

C: Honorable City Council  
Honorable Planning Commission  
Steven Kueny, City Manager  
Dave Klotzle, City Engineer/Public Works Director  
File  
Chron

## CC ATTACHMENT 2