

Notice of Exemption

Appendix E

To: Office of Planning and Research
 P.O. Box 3044, Room 113
 Sacramento, CA 95812-3044
 County Clerk
 County of: Ventura
 2100 E. Thousand Oaks Blvd.
 Thousand Oaks, CA 91362

From: (Public Agency): City of Moorpark
323 Science Drive
Moorpark, CA 93021
 (Address)

Project Title: 347 Moorpark Avenue Mixed-Use Building

Project Applicant: Yossi Bar-Zion

Project Location - Specific:
347 Moorpark Avenue, Moorpark, CA 93021

Project Location - City: Moorpark Project Location - County: Ventura

Description of Nature, Purpose and Beneficiaries of Project:
 A two-story 8,578 square-foot mixed-use building with a parking lot and landscaping, on an 18,212 square-foot previously-developed vacant lot

Name of Public Agency Approving Project: City of Moorpark

Name of Person or Agency Carrying Out Project: Yossi Bar-Zion

- Exempt Status: **(check one):**
- Ministerial (Sec. 21080(b)(1); 15268);
 - Declared Emergency (Sec. 21080(b)(3); 15269(a));
 - Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
 - Categorical Exemption. State type and section number: Section 15332 (Class 32: In-fill Development Projects)
 - Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project is consistent with the Downtown Specific Plan land use designation, Mixed-Use Low zoning, and Moorpark General Plan 2050 goals for sustainable in-fill growth. The proposed development is located on a 0.4-acre site within City limits which is well below the five-acre maximum and is surrounded by established urban uses. Due to its history as a remediated former commercial site and its location outside of any identified regional wildlife corridors in the General Plan, the property has no value as habitat for endangered, rare, or threatened species. Potential impacts from the development are consistent with those evaluated in the EIR for General Plan 2050 as the project will not result in significant effects related to traffic, noise, air quality, or water quality. The project site is located within the urban core which has existing infrastructure and will be adequately served by utilities and public service; therefore, no further environmental analysis is required.

Lead Agency Contact Person: Philip Neumann Area Code/Telephone/Extension: 805-517-6230

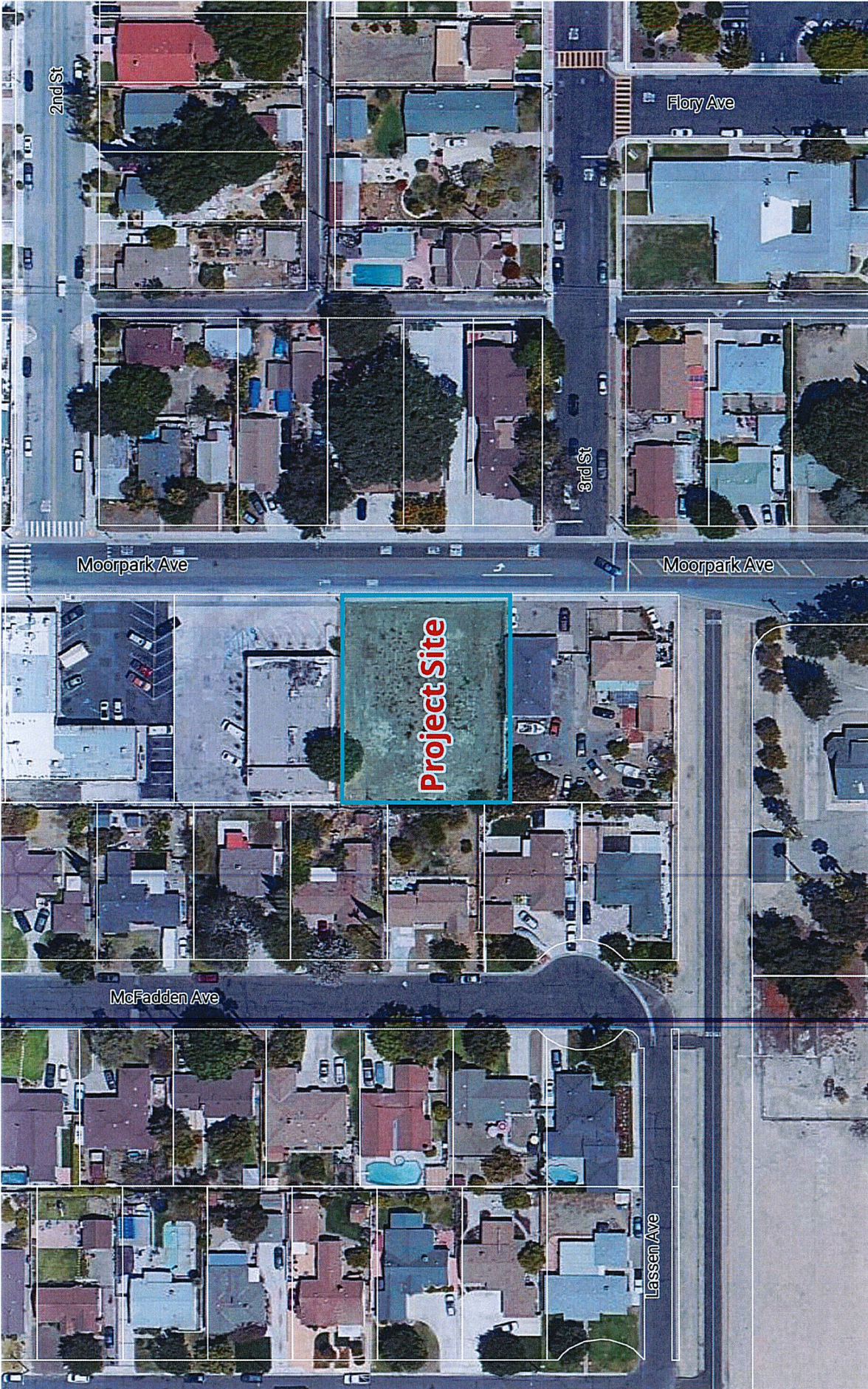
If filed by applicant:


1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: *Philip Neumann* Date: 05/07/26 Title: Senior Planner

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: _____
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



	<p>10/07/2025</p>	<p>CD-MPD-2023-0000</p>	<p>1" = 105 ft</p>
<p>This map may represent a visual display of related geographic information. Data provided here is not a guarantee of actual field conditions. To ensure complete accuracy, please contact the responsible staff for the most up-to-date information.</p>			