Print From

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: High Street Station Mixed Use Development

Lead Agency: City of Moorpark

Contact Name: Karen Vaughn

Email: kvaughn@moorparkca.gov Phone Number: 805-517-6281

Project Location: Moorpark, Ventura County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The project would be located on a 2.15-acre site along the south side of High Street on Assessor Parcel Number 512-0-090-115 in Moorpark. The project involves a mixed use development consisting of 91 multi-family residential units (including 18 studios, 26 one-bedroom units, 39 two-bedroom units and 8 three-bedroom units) and 15,018 square feet (sf) of commercial development. Project design and architectural features would be consistent with the design guidelines contained in the Moorpark Downtown Specific Plan. The project includes 139 on-site parking spaces and 26 on-street parking spaces as well as additional shared parking spaces in existing downtown public parking areas. The proposed project would also demolish the existing non-operational commercial and industrial buildings on-site. The site currently contains 17 mature trees. Some of the mature trees on-site would be removed over the course of construction activities, but the project would preserve the existing pepper trees along High Street (Ventura County Landmark #72) and the existing large ash trees along the southern portion of the property. On-site grading in the form of removal and recompaction would occur across the entire site along with geologic hazard remediation.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

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, hazards and hazardous materials, noise, transportation and traffic, and tribal cultural resources will be required to reduce impacts to less-than-significant levels. Mitigation measures include:

- Pre-construction nesting bird surveys and avoidance measures
- Archaeological and Native American monitoring
- Compliance with Public Resources Code Section 5097.98
- Ground improvement measures to reduce potential for liquefaction and dry seismic settlement
- Restrictions on stormwater infiltration basins
- Erosion minimization measures
- Soil sampling, soil vapor assessment, and disposal of contaminated soils
- Construction noise abatement measures (e.g., mufflers, shielding, electrical power, sound barriers)
- HVAC equipment shielding
- Payment of Area of Contribution and Citywide Traffic Impact Mitigation fees

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Provide a list of the responsible or trustee agencies for the project.

- Ventura County Transportation Commission
- Southern California Regional Rail Authority