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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: North Ranch Residential Development

Lead Agency: City of Moorpark

Contact Name: Douglas Spondello

Email: DSpondello@moorparkca.gov Phone Number: (805) 517-6251

Project Location: Moorpark (*City*) Ventura (*County*)

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

The Proposed Project includes the development of 134 single-family homes (single- and two-story) and five future single family homes on estate lots (for a total of 139 single-family homes) on 68 acres of mostly vacant land in the northwestern portion of the City. The single-family homes would range from 1,506 to 3,206 square feet in total living area, and each would have an attached two-car garage. The five estate lots would not be developed at this time but would provide large lots for future development and access driveways to those estate lots. However, since the five estate lots would be provided for future development, the future development of these homes is analyzed in this document.

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

Mitigation measures are proposed to reduce impacts for air quality including meeting EPA Tier IV final engine certification requirements and phasing architectural coating activities. In addition, for biological resources, mitigation measures include conducting vegetation clearing and construction activities outside of the nesting bird season where feasible, conducting nesting bird surveys as required, performing pre-construction surveys for sensitive species, initiating a salvage program as needed, reducing construction vehicle traffic, constructing litter barriers, development of a management plan to protect and maintain open space, developing a fuel modification zone, providing habitat restoration, confining earth-moving equipments to the limits of grading area, prepare and submit a Streambed Alteration Notification package to the CDFW for alterations to CDFW jurisdictional streambed and habitat, and developing a mitigation plan for habitat protection and restoration. For cultural resources, an archaeological monitor will spot check during construction. For geology and soils, the fill soils will be compacted as required to reduce liquefaction potential and a paleontologist will be on-call for ground disturbing activities and will prepare a monitoring report after construction. Lastly, for transportation impacts, electric vehicle charging stations will be installed, public transit incentives will be provided, and pedestrian connectivity will be constructed.

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

No known areas of controversy

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

California Department of Fish & Wildlife - responsible agency