



# 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](http://www.moorparkca.gov)

## PUBLIC NOTICE

### NOTICE OF INTENT TO ADOPT

### A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the City of Moorpark, as lead agency, has prepared and is circulating the Draft Mitigated Negative Declaration (MND) for the North Ranch Residential Project for public review and comment pursuant to the Pursuant to the State of California Public Resources Code Section 21092 and California Environmental Quality Act (CEQA) Guidelines.

**Project Title:** North Ranch Residential Project (Project)

**Project Description:** 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.

**Project Location:** The Project site is located at 5979 Gabbert Road in the northwestern portion of the City and is bounded by Gabbert Road to the east and residential uses to the north. The Project site is north of the Union Pacific railroad tracks and west of the intersection of Gabbert Road and Elwin Lane. The Project site includes two different parcels for a combined acreage of approximately 68 acres (Assessor Parcel Numbers [APNs] 5110-190-285 and 5110-190-305).

**Environmental Determination:** 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, cultural, land use and transportation resources will be required to reduce impacts to a less than significant level. Accordingly, the City of Moorpark intends to adopt a Mitigated Negative Declaration, pursuant to Section 21080(c) of the Public Resources Code.

**Public Review / Public Comment Period:** The Draft MND and all documents referenced therein are available for review beginning on Thursday, September 22, 2022, during normal business hours in the Development and Community Services Building, City Hall, 799 Moorpark Avenue, Moorpark, California, 93021. A copy is also available at the Moorpark Library, 699 Moorpark Avenue, Moorpark California, 93021 and online at: [www.moorparkca.gov/568/Environmental-Documents](http://www.moorparkca.gov/568/Environmental-Documents).

**Opportunity to Provide Public Comment:** You are not required to take any action, however, if you wish to comment on the adequacy of the Draft MND you may do so in the following ways during the 30-day public comment period between **Thursday, September 22, 2022 and Friday, October 21, 2022**. All comments on the Draft MND shall be submitted prior to 5:00 P.M. on October 21, 2022.

<b>WRITTEN COMMENTS MUST BE SENT TO:</b>	
<b>Planner</b>	<i>Douglas Spondello Deputy Community Development Director</i>
<b>Via Mail</b>	<i>799 Moorpark Avenue Moorpark, CA 93021</i>
<b>Via E-Mail</b>	<i><a href="mailto:dspondello@moorparkca.gov">dspondello@moorparkca.gov</a></i>
<b>Comment Period</b>	<b><i>From September 22, 2022 to October 21, 2022</i></b>

Si usted tiene preguntas relacionadas con esta propuesta, comuníquese por favor con Yvonne Nicola, Office Assistant II, dentro del Departamento del Desarrollo de la Comunidad, al (805) 517-6200.

Douglas Spondello, AICP  
Deputy Community Development Director