



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

PUBLIC NOTICE

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Moorpark, as lead agency, has prepared and is circulating the Draft Environmental Impact Report (EIR) for the Hitch Ranch Specific Plan (State Clearinghouse No. 2019070253) for public review and comment pursuant to the California Environmental Quality Act (CEQA) Guidelines.

PROJECT INFORMATION		PUBLIC MEETING INFORMATION	
Project Title	<i>Hitch Ranch Specific Plan</i>	Meeting Date	<u>March 14, 2022</u>
Applicant	Comstock Homes	Time	7:00 p.m.
		Location	Apricot Room 799 Moorpark Avenue Moorpark, CA 93021
			Also available via Zoom at https://www.moorparkca.gov/358/Planning-Commission
		Hearing Body	Planning Commission

Project Description: The proposed Hitch Ranch Specific Plan includes the subdivision of approximately 277 acres of property generally located north of Poindexter Avenue, west of Casey Road, and extending approximately 1,700 feet to the west of Gabbert Road in the City of Moorpark. The proposed Hitch Ranch Specific Plan would provide for the master-planned development of 755 residential homes of various densities and building types, a public park, associated roadways and infrastructure, as well as expansive open space, detention areas, and manufactured slopes. A full project description is provided in the Draft EIR.

The applications filed include General Plan Amendment No. 2020-01, Rezoning No. 2019-01, Specific Plan No. 2019-01, Development Agreement No. 2019-01, Tentative Tract Map for Tract No. 5708 (TTM No. 2019-01), and Residential Planned Development Permits.

Draft EIR: The Draft EIR finds that the implementation of the proposed project would lead to significant and unavoidable impacts related to Aesthetics (AS-1), Air Quality (AQ-2, operational), The Draft EIR provides a detailed project description, an analysis of the physical environmental effects of the project, and identifies feasible mitigation measures and alternatives that would avoid or lessen the severity of project impacts.

The Draft EIR and all documents referenced therein are available for review beginning on Friday, February 18, 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: moorparkca.gov/hitchranch.

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 EIR you may do so in the following ways during the 45-day public comment period between **Friday, February 18, 2022 and Monday, April 4, 2022**. All comments on the Draft EIR received prior to 5:00 P.M. on April 4, 2022, or presented at the public hearing(s), will be included within the Final EIR.

WRITTEN COMMENTS MUST BE SENT TO:	
Planner	<i>Doug Spondello, AICP Planning Manager</i>
Via Mail	799 Moorpark Avenue Moorpark, CA 93021
Via E-Mail	Dspondello@moorparkca.gov
Comment Period	From February 18, 2022 to April 4, 2022

Si usted tiene preguntas relacionadas con esta propuesta, comuníquese por favor con Freddy Carrillo dentro del Departamento del Desarrollo de la Comunidad, al (805) 517-6224.

Doug Spondello, AICP
Planning Manager