NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Community Development Director of the City of Moorpark, California, on **Wednesday**, **November 4, 2026, at 10:00 a.m.,** at Moorpark City Hall, located at 323 Science Drive, Moorpark, California, 93021, to consider the application described below.

NOTICE IS FURTHER GIVEN that pursuant to the California Environmental Quality Act (CEQA), the environmental effects of the proposed Residential Planned Development are within the scope of the previously certified Hitch Ranch Specific Plan Final EIR and that no further environmental documentation is required pursuant to the CEQA Guidelines Section 15162.

Members of the public who want to attend the meeting may do so in person. Public comments can be made in person at the meeting or submitted by email.

E-mail: Send comments to planning@moorparkca.gov prior to 8:00 a.m. on the meeting day (please limit to 500 words).

Entitlements: Residential Planned Development Permits CD-RPD-2024-0010, CD-RPD-2025-0013, and CD-RPD-2026-0017

Applicant: Ben O'Neal on behalf of Lennar Homes

Proposal: A request to approve the development of Planning Areas 1, 2, and 4 of the Hitch Ranch Specific Plan, consisting of 90 single-family residences and a recreation area in Planning Area 1; 188 single-family residences, open space, and active recreational spaces in Planning Area 2; and 107 multifamily residential units in two apartment buildings and 86 duplex units in Planning Area 4, along with amenities and associated improvements, totaling 471 residential units on 135.26 gross acres.

Case Planner: Areli Perez, Associate Planner, aperez@moorparkca.gov, (805) 517-6210.

The project files may be reviewed at the Community Development Department, City Hall, 323 Science Drive, Moorpark, CA 93021 during normal business hours.

Any person affected by the application(s) may appear and be heard in support or opposition to the proposals at the time of the hearing.

The Community Development Director in their deliberation could approve, deny, or approve of the project in an alternative form. If you challenge the proposal in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Community Development Department at, or prior to, the Public Hearing.

Si usted tiene preguntas relacionadas con ésta propuesta, comuníquese por favor con el Departamento del Desarrollo de la Comunidad, al teléfono (805) 517-6200.