

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2019070253**

**Project Title:** Hitch Ranch Specific Plan

Lead Agency: City of Moorpark Contact Person: Doug Spondello  
 Mailing Address: 799 Moorpark Avenue Phone: 805.517.6251  
 City: Moorpark Zip: 93021 County: Ventura

**Project Location:** County: Ventura City/Nearest Community: City of Moorpark

Cross Streets: Generally west of Walnut Canyon Road, north of Poindexter Avenue, east of Gabbert Road and south of Championship Drive Zip Code: 93021

Longitude/Latitude (degrees, minutes and seconds): 34 ° 17 ' 16.46 " N / 118 ° 53 ' 32.87 " W Total Acres: 277

Assessor's Parcel No.: 511002011; 511002013; 511002016; 511002017; 511002018; 511002019; 51100202 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: CA23 and Route 118 Waterways: Arroyo Slmi, Walnut Canyon Channel

Airports: \_\_\_\_\_ Railways: UPRR Schools: Walnut Canyon Elementary School, Chaparral Middle School\*

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units 755 Acres 270  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: 6.77 acres  Other: Open Space  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

The specific plan site is predominately undeveloped. The property has a General Plan Land Use Designation of Specific Plan No. 1 and a zoning designation of A-E and RPD-20U-N-D

**Project Description:** (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

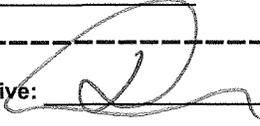
- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of                     | <input checked="" type="checkbox"/> Office of Public School Construction     |
| <input type="checkbox"/> California Emergency Management Agency                 | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input checked="" type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # 7                       | <input checked="" type="checkbox"/> Public Utilities Commission              |
| <input type="checkbox"/> Caltrans Division of Aeronautics                       | <input checked="" type="checkbox"/> Regional WQCB # 4                        |
| <input checked="" type="checkbox"/> Caltrans Planning                           | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board                  | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy                     | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                                     | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                                   | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                            | <input checked="" type="checkbox"/> Santa Monica Mtns. Conservancy           |
| <input type="checkbox"/> Corrections, Department of                             | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                            | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input checked="" type="checkbox"/> Education, Department of                    | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                                      | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # 5                      | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of                      | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of           |
| <input type="checkbox"/> General Services, Department of                        | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                         | <input type="checkbox"/> Other: _____  |
| <input checked="" type="checkbox"/> Housing & Community Development             |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission         |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date February 18, 2022 Ending Date April 4, 2022

**Lead Agency (Complete if applicable):**

|  |  |
|--|--|
| Consulting Firm: <u>Impact Sciences</u>      | Applicant: <u>Comstock Homes c/o Harriet Rapista</u> |
| Address: <u>811 West 7th Street</u>          | Address: <u>2301 Rosecrans Avenue, Suite 1150</u>    |
| City/State/Zip: <u>Los Angeles, CA 90017</u> | City/State/Zip: <u>El Segundo, CA 90245</u>          |
| Contact: <u>Lynn Kaufman</u>                 | Phone: <u>310.546.5781 x235</u>                      |
| Phone: <u>213.935.1901</u>                   |  |

Signature of Lead Agency Representative:  Date: 2/18/22

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

\*Phoenix School, Flory Academy of Sciences and Technology, Moorpark High School, Mountain Meadows School, and Arroyo West Elementary School