

Notice of Determination

To:
Office of Planning and Research
[CEQA Submit](#)

From:
Department of Fish and Wildlife
South Coast Region 5
3030 Old Ranch Parkway, Suite 400
Seal Beach, CA 90740
Contact: Angela Castanon
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Lead Agency
City of Moorpark
799 Moorpark Ave.
Moorpark, California 93021
Douglas Spondello
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Phone: (805)-517-6251

SUBJECT: *Filing of Notice of Determination pursuant to Public Resources Code section 21108*

State Clearinghouse Number: 2019070253

Project Title: The Hitch Ranch Specific Plan Project (Streambed Alteration Agreement No. EPIMS-VEN-38575-R5)

Project Location (Ventura County): The Hitch Ranch Specific Plan Project (Project) site is located along the east side of Gabbert Road and north of Poindexter Avenue and the Union Pacific Railroad in the city of Moorpark, California; and can be located using the following information; Latitude 34.28575, Longitude -118.89994; Assessor's Parcel Numbers (APN) 511-0-020-019, 511-0-020-013, 511-0-020-011, and 513-0-018-047.

Project Description: The California Department of Fish and Wildlife (CDFW) has executed Streambed Alteration Agreement No. EPIMS-VEN-38575-R5, pursuant to Fish and Game Code section 1602, to the project Applicant, Comstock Homes, as represented by Harriet Rapista.

The Project is limited to the filling of three on-site drainages, an existing drainage basin, and the modification of the Walnut Canyon Drain for the development of the parcel. Activities include the installation of three detention basins and one debris basin; installation of parallel Reinforced Concrete Boxes (RCBs) within the Walnut Canyon Drain; residential home development; site grading; and development of public and private roadways. No maintenance activities or fuel modification are covered under the Agreement. No work shall occur within the drainages when water is present.

This is to advise that CDFW, acting as a Responsible Agency, approved the project described above on December 10, 2024, and has made the following determinations regarding the project pursuant to California Code of Regulations section 15096, subdivision (i):

1. The project **will not** have a significant effect on the environment. This determination is limited to effects within CDFW's permitting jurisdiction as a Responsible Agency.
2. CDFW considered the environmental impact report prepared by the Lead Agency for this project pursuant to California Code of Regulations section 15096, subdivision (f).
3. Mitigation measures **were** made a condition of CDFW's approval of the project.
4. A Mitigation Reporting or Monitoring Plan **was** adopted by CDFW for this project.
5. A Statement of Overriding Considerations **was not** adopted by CDFW for this project.
6. Findings **were** made by CDFW pursuant to California Code of Regulations section 15091.

The Final EIR prepared for the project is available to the general public at the office location listed above for the Lead Agency. CDFW's record of project approval as a Responsible Agency is available at CDFW's regional office.

DocuSigned by:

Signature: _____ **Date:** 12/10/2024
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 Victoria Tang, Environmental Program Manager

Date Received for filing at OPR: _____