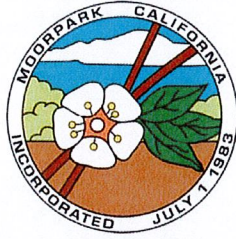


*Community Development
Department*

Planning
799 Moorpark Avenue
Moorpark, Ca 93021



(805) 517-6200
www.moorparkca.gov

**NOTICE OF PREPARATION and
NOTICE OF PUBLIC SCOPING MEETING**

Date: July 10, 2019
To: Reviewing Agencies, Interested Parties and Organizations
From: City of Moorpark, Lead Agency
Applicant: Comstock Homes
Subject: Notice of Preparation and Scoping Meeting for an Environmental Impact Report for the Hitch Ranch Specific Plan

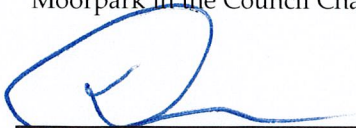
The City of Moorpark is considering the Hitch Ranch Specific Plan, and has determined that an Environmental Impact Report (EIR) will be necessary to evaluate environmental impacts of the project, pursuant to the California Environmental Quality Act (CEQA). In compliance with CEQA, the City will be the Lead Agency and will prepare the EIR. Attached are the project description, location maps, and preliminary identification of the potential environmental issues to be analyzed in the EIR.

The City is requesting comments and guidance on the scope and content of the EIR from responsible and trustee agencies, interested public agencies, organizations, and the general public (CEQA Guidelines 15082). If your agency is a responsible agency as defined by Section 15381 of the CEQA Guidelines, your agency may use the environmental documents prepared by the City when considering permits or approvals for action regarding the project.

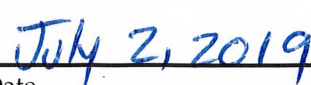
Public Review Period: July 10, 2019 to August 8, 2019. The City requests review and consideration of this notice, and invites comments regarding the preparation of the EIR. Comments and responses to this notice must be in writing and submitted by the close of business on August 10, 2019, the last day of the comment period. Please provide a contact name, phone number and e-mail address with your comments. All comments must be sent to:

Douglas Spondello, Planning Manager
City of Moorpark
799 Moorpark Avenue, Moorpark, CA 93021
(805) 517-6200 I dspondello@moorparkca.gov

Notice of Scoping Meeting: A scoping meeting to collect oral comments on the scope of the EIR will be conducted by the Planning Commission on July 23, 2019 at 7:00 p.m. at City Hall, 799 Moorpark Avenue, Moorpark in the Council Chambers. If you have any questions, please contact me.



Douglas Spondello, Planning Manager
City of Moorpark



Date



Notice of Preparation for an Environmental Impact Report For the City of Moorpark Hitch Ranch Specific Plan

Project Title

Hitch Ranch Specific Plan – Specific Plan No 2019-01, Residential Planned Development No. 2019-01, Tentative Subdivision Map No. 2109-01 for Tract No. 5708, Rezoning Permit No 2019-01, and Development Agreement No. 2019-01

Applicant

Comstock Homes
c/o Harriett Rapista, Senior Project Manager
2301 Rosecrans Avenue, Suite 1150
El Segundo, California 90245
hrapista@comstock-homes.com / (424) 363-9218

Project Location

Regionally, the project site is located in southeastern Ventura County in the City of Moorpark, between the Simi Hills and Little Simi Valley. Locally, the project site is located in the rolling hills north of Poindexter Avenue, and west of Moorpark Avenue (State Route 23). Specifically, the site is approximately 270.64 acres, is located approximately 1,600 feet west of State Route 23, and extends to approximately 1,400 feet west of Gabbert Road. The regional location map (**Figure 1, Regional Location**) and site vicinity map (**Figure 2, Local Vicinity Map**) illustrate the project site in both a regional and local context.

The project site is designated in the *City of Moorpark General Plan* Land Use Element as Specific Plan Area 1, with an Agriculture 1 overlay and has a zoning of Agricultural Exclusive (AE). The specific plan designation is provided to address large-scale projects, and is intended to provide a planning tool for the systematic implementation of the general plan.

The specific plan site comprises of the following parcels:

Parcel 1: Assessor Parcel No: 511-0-020-11

Parcel 2: Assessor Parcel No: 511-0-020-13

Parcel 3: Assessor Parcel No: 511-0-020-16

Parcel 4: Assessor Parcel No: 511-0-020-17

Parcel 5: Assessor Parcel No: 511-0-020-18

Parcel 6: Assessor Parcel No: 511-0-020-19

Parcel 7: Assessor Parcel No: 511-0-200-22

Project Description

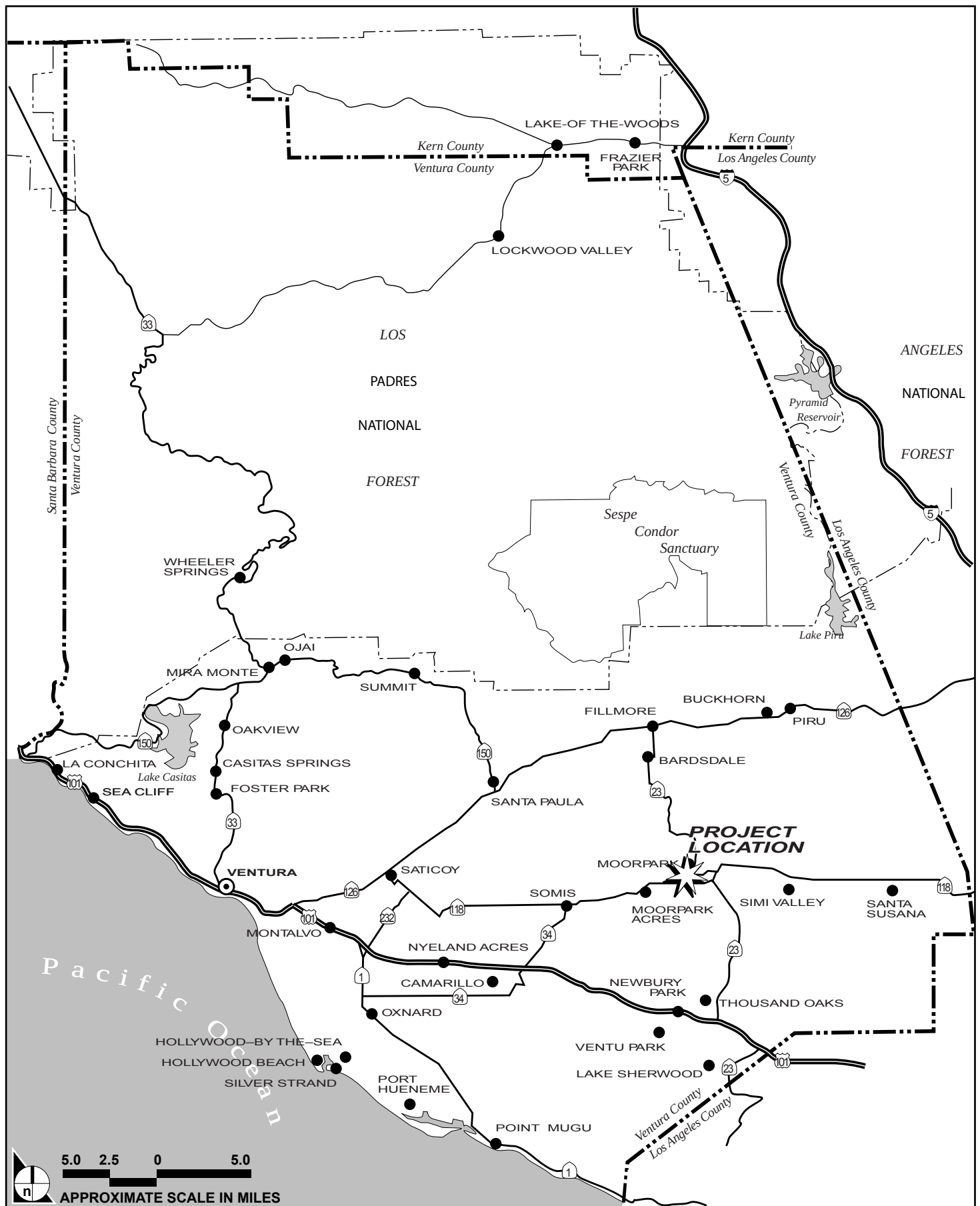
The proposed Hitch Ranch Specific Plan is designed as a mixed-density residential community that incorporates land uses for housing, recreational and institutional purposes.

The following discussion describes land uses proposed as part of the proposed specific plan, the relationship of individual land uses within the framework of the overall land plan, and infrastructure improvements necessary to support the development as proposed.

Table 1, Specific Plan Statistical Summary, provides a summary of the proposed project in terms of the number of dwelling units, square footage of non-residential uses, and facility improvements, and **Figure 3, Specific Land Use Plan**, illustrates the proposed land plan.

Table 1
Specific Plan Statistical Summary

Area	Land Use	Acres	Dwelling Units/Acre	Dwelling Units (du)
Planning Area 1	Single-Family Dwelling Units	25.86		84 du
	Natural Open Space	19.69		
	Manufactured Slopes	<u>19.41</u>	1.29 gross	
	Subtotal	64.96		
Planning Area 2	Single-Family Dwelling Units	34.08		177 du
	Natural Open Space	7.56		
	Manufactured Slopes	14.91		
	Recreation Lot	2.65		
	Passive Recreation Lot	<u>1.32</u>	2.92 gross	
	Subtotal	60.52		
Planning Area 3	Multi-Family Dwelling Units	23.46		253 du
	Manufactured Slopes	5.40		
	Recreation Lot	<u>4.1</u>	7.68 gross	
	Subtotal	32.96		
Planning Area 4	Multi-Family Dwelling Units	10.87		241 du
	Manufactured Slopes	5.40	14.81 gross	
	Subtotal	16.27		
Planning Area 5	Open Space	3.37		
Planning Area 6	Open Space	29.10		
Public Facilities	Park (adjacent to Civic Center)	6.00		
	North Hills Parkway	11.97		
	"A" Street	4.36		
	Meridian Hills Drive	3.03		
	Casey Road	1.37		
	High Street	6.64		
	Gabbert Road	2.86		
	VCWPD Easement	2.70		
	Detention Basin 1	12.27		
	Detention Basin 2	5.96		
	Detention Basin 3	<u>6.30</u>		
	Subtotal	63.46		
	Totals	270.64	2.79 gross	755 du



SOURCE: Impact Sciences, Inc. - October 2006

FIGURE 1

Regional Location



Project Vicinity

Specific Plan Statistical Summary

	A	B	C	D	E	F
1	Planning Area 1	LAND USE	AC	DU/AC		
2		Single Family Dwelling Units	2,448		84	40
3		Natural Open Space	1,040			30
4		Manufactured Storage	1,041	1.20	84	30
5		TOTAL	4,529			100
6	Planning Area 2	Single Family Dwelling Units	3,408		177	56
7		Natural Open Space	7,045			13
8		Manufactured Storage	7,045			13
9		Recreation Lot	2,955			4
10		Private Use Lot	1,321			2
11		TOTAL	20,774	2.52	177	100
12	Planning Area 3	Multi-Family Dwelling Units	2,346		253	71
13		Manufactured Storage	54			15
14		Recreation Lot	54			15
15		TOTAL	3,296	7.68	253	100
16	Planning Area 4	Multi-Family Dwelling Units	1,037		241	67
17		Manufactured Storage	1,037			241
18		TOTAL	1,037	14.81	241	100
19	Planning Area 5	Open Space	3,337			100
20	Planning Area 6	Open Space	2,914			100
21	Public Facilities	Park & Recreation Center	425			10
22		North Hills Park	1,197			30
23		"A" Street	635			7
24		Meridian Hill Drive	303			5
25		High Street	644			10
26		Garbhart Road	2,616			5
27		WOWD Equipment	277			4
28		Detention Basin 1	1,177			9
29		Detention Basin 2	5,916			30
30		Detention Basin 2B	633			30
31		TOTAL	270.64	2.70		95



Note 1: Parcel to be decided to the City of Moorpark



SOURCE: Comstock Homes, 2019

FIGURE 3

The proposed specific plan provides for the arrangement of various land uses on the 270.64-acre project site. Proposed land uses include several types/intensities of residential land uses, a neighborhood park site, and flood-control facilities. Other improvements include storm drains, water mains, sanitary sewer lines, electric lines, natural gas lines, and telephone and cable lines.

Residential Development

Residential uses constitute a primary component of the Specific Plan. As proposed, implementation of the Specific Plan would result in the development of 755 dwelling units. **Table 1, Specific Plan Statistical Summary**, provides a summary of the proposed residential land use types and densities and approximate acreages devoted to each land use type. Proposed residential uses would consist of 755 dwelling units on 100.24 gross acres including 261 single-family units on 59.94 acres and 494 multi-family units on 34.33 acres. Single-family structures would be one and two stories in height, while multi-family structures would be two and three stories in height. The densities for single-family dwelling units range from 1.29 to 2.92 (gross) dwelling units per acre (low to medium density); multi-family unit density would be 7.68 to 14.81 (gross) dwelling units per acre. Single-family dwelling units are proposed for Planning Areas 1 and 2, and multi-family dwelling units are proposed for Planning Areas 3 and 4.

The proposed project will comply with the City of Moorpark General Plan affordable housing policies and the provision of affordable housing, the manner of which will be detailed in the negotiated Development Agreement.

Parks and Recreational Uses

Four private recreation areas are proposed as part of the specific plan. Within Planning Area 2, 3.97 acres of passive and active (1.32 passive and 2.65 active) recreation area is planned. Planning Area 3 is proposed to have up to 4.1 acres of recreation area. Another private recreation area is planned within Planning Area 4 with the area to be determined. A 6-acre public park is proposed in the southeast corner of the specific plan area, adjacent to the City of Moorpark Civic Center property. While the public park is tentatively planned to include athletic fields (including softball) and an aquatic facility, the specific improvements will ultimately be determined by the negotiated Development Agreement.

Other Improvements

In addition to the land uses described above, the specific plan area will include on-site regional storm water detention basins, and project infrastructure, including streets and utility facilities. Further, an approximately six acre parcel of land that is currently part of the project site would be a deeded to the City of Moorpark for the future development of affordable housing.

Off-Site Improvements

As part of the proposed project, Casey Road is proposed to be widened to the east of the project site from the easterly boundary to approximately 440' west of Walnut Canyon Road. The remaining easterly portion of Casey Road would be built by other projects with frontage on Casey Road. High Street is proposed to be built across the project site from Gabbert Road to the easterly boundary of the project, immediately north of the Walnut Canyon storm drain channel. High Street will be extended offsite to the

east to connect to existing High Street adjacent to the US Post Office, providing direct access to the future Moorpark Civic Center and High Street. Buildings at the northwest corner of High Street and Moorpark Avenue would potentially be impacted.

An offsite gravity sewer connection is proposed in Poindexter Avenue at Sierra Avenue. The onsite connecting sewer main would run perpendicular to and beneath the Walnut Canyon storm drain and the Union Pacific Railroad/Metro Rail tracks. No interference in rail operations is anticipated as the sewer main would be installed utilizing a bore pit and jacking method of installation. Domestic water service would be connected at the site boundary at Meridian Hills Drive, High Street, and Casey Road and be pressure-looped through the project site. All other utilities are present at the site boundary and would be extended onsite.

Implementation of the project would require the following discretionary approvals by the City of Moorpark:

- Specific Plan Approval (SP 2019-01) to establish the framework for development of the land, including development standards, design guidelines, phasing and infrastructure requirements.
- Rezoning (ZC 2012-01) to the Hitch Ranch Specific Plan to establish consistency between the project Zoning and General Plan/Specific Plan land use designations.
- Tentative Subdivision Map for Tract No. (TSM 2019-01) allows for the mapping of on-site project parcels, easements, dedications, roadways, utilities and defines adjacent off-site improvements required for the project.
- Residential Planned Development Permit(s) to establish the physical site plan layout of each individual Planning Area within the Specific Plan, including street and neighborhood amenity locations, community plot plans, conceptual landscape architecture, architectural elevations and preliminary floor plans.
- Development Agreement (DA No. 2019-01) to ensure orderly development of the project.
- A General Plan Amendment may be required to implement the Specific Plan and establish consistency between the Land Use and Circulation Elements of the General Plan and the adopted Specific Plan.

Subsequent Actions

Subsequent actions could include the following:

- Final tract maps and parcel maps
- Conditional use permits
- Grading permits
- Subdivision improvement plan permits
- Haul route approval
- Building permits
- Acquisition of easements and rights-of-way and construction of roads and access ways

- Homeowner Association formation
- Tree removal permit
- Encroachment permits
- Utility connection permits
- Retaining wall permits
- Formation of a Community Facilities District

Responsible and Trustee Agencies

The project could require review and/or approval from the following other jurisdictional agencies:

Ventura County Agencies and Special Districts

- Ventura County Air Pollution Control District
- Ventura County Fire Protection District
- Ventura County Transportation Commission
- Ventura County Waterworks District No. 1
- Ventura County Watershed Protection District

State of California Agencies

- State of California, Regional Water Quality Control Board
- California Department of Fish and Wildlife
- California Department of Transportation
- California Public Utilities Commission

Federal Agencies

- US Department of the Interior Fish and Wildlife Service
- US Army Corps of Engineers

EIR Purpose

The purpose of an EIR is to inform decision-makers and the general public of the environmental impacts of a proposed project that an agency (in this case, the City of Moorpark) may implement or approve. The EIR process is intended to: (1) provide information sufficient to evaluate a project and its potential for significant impacts on the environment; (2) examine methods (e.g., project-specific mitigations, uniformly applied development regulations) for avoiding or reducing significant impacts; and (3) consider alternatives to the proposed project.

In accordance with CEQA, the EIR will include the following:

- A summary of the project, its potential significant environmental impacts, and mitigations required to avoid or reduce those significant impacts;

- A project description;
- A description of the existing environmental setting, potential environmental impacts, and mitigations for the project;
- Alternatives to the proposed project; and
- Other environmental consequences of the project, including:
 - growth-inducing effects
 - significant unavoidable impacts
 - irreversible environmental changes
 - cumulative impacts, and
 - effects found not to be significant.

EIR Scope

The City of Moorpark has determined that the project will require preparation of an EIR pursuant to the California Environmental Quality Act (CEQA).

An **Initial Study** has been prepared in accordance with CEQA and the CEQA Guidelines to identify potential environmental impacts that will be addressed in the EIR. The Initial Study also includes a description of the proposed project. A copy of this NOP and the Initial Study supporting the scoping of the project EIR are available for viewing at Moorpark City Hall, and Moorpark City Library, and available downloading from the City of Moorpark website at <http://www.moorparkca.gov/568/Environmental-Documents>.

The following environmental topics are discussed in the Initial Study:

- | | |
|--------------------------------------|-------------------------------|
| • Aesthetics | • Land Use / Planning |
| • Agriculture and Forestry Resources | • Mineral Resources |
| • Air Quality | • Noise |
| • Biological Resources | • Population / Housing |
| • Cultural Resources | • Public Services |
| • Energy | • Recreation |
| • Geology / Soils | • Transportation |
| • Greenhouse Gas Emissions | • Tribal Cultural Resources |
| • Hazards & Hazardous Materials | • Utilities / Service Systems |
| • Hydrology / Water Quality | • Wildfire |
| • Mandatory Findings of Significance | |

Alternatives: The EIR will identify and compare a reasonable range of alternatives to the proposed project. Alternatives will be chosen based on their ability to avoid or reduce identified significant environmental impacts of the project while achieving most of the project objectives (CEQA Guidelines Section 15126.6).