DIRECTOR'S HEARING

MEETING AGENDA
WEDNESDAY, NOVEMBER 4, 2026
10:00 A.M.

Moorpark City Hall **323 Science Drive**

All items listed are heard and acted upon by the Moorpark Planning Division unless otherwise noted.

1. CALL TO ORDER:

2. ROLL CALL:

3. PUBLIC COMMENTS:

4. PUBLIC HEARINGS:

A. **Consider Adopting a Resolution CD-2026-02, Approving Residential Planned Development Permits CD-RPD-2024-0010, CD-RPD-2025-0013, and CD-RPD-2026-0017, 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 Attached Residential Units in Planning Area 4, Along with Amenities and Associated Improvements, Totaling 471 Residential Units on 135.26 Gross Acres, and Making a Determination that the Project is Within the Scope of the Certified Hitch Ranch Specific Plan Final Environmental Impact Report (State Clearinghouse No. 2019070253) and No Further Environmental Documentation is Required Pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15168(c) and 15162, on the Application of Ben O'Neal on behalf of Lennar Homes. (Staff: Areli Perez, Associate Planner)**

5. ADJOURNMENT:

Posted: October 29, 2026.

All writings and documents provided for all agenda items are available for public inspection at the City Hall public counter located at 323 Science Drive during regular business hours. The agendas and agenda reports for meetings are available on the City's website at **www.moorparkca.gov**.

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CHRIS R. ENEGREN Mayor | RENEE DELGADO Councilmember | CHRIS BARRETT Councilmember | TOM MEANS Councilmember | DR. ANTONIO CASTRO Councilmember

MOORPARK DIRECTOR'S HEARING
AGENDA REPORT

TO: **Doug Spondello, Community Development Director**

FROM: **Areli Perez, Associate Planner**

DATE: **11/04/2026**

SUBJECT: **Consider Adopting a Resolution CD-2026-02, Approving Residential Planned Development Permits CD-RPD-2024-0010, CD-RPD-2025-0013, and CD-RPD-2026-0017, 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 Attached Residential Units in Planning Area 4, Along with Amenities and Associated Improvements, Totaling 471 Residential Units on 135.26 Gross Acres, and Making a Determination that the Project is Within the Scope of the Certified Hitch Ranch Specific Plan Final Environmental Impact Report (State Clearinghouse No. 2019070253) and No Further Environmental Documentation is Required Pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15168(c) and 15162, on the Application of Ben O'Neal on behalf of Lennar Homes**

STAFF RECOMMENDATION

1. Open the public hearing, accept public testimony, and close the public hearing; and

2. Adopt Resolution CD-2026-02, CD-2026-03, and CD-2026-04 approving Residential Planned Development Permits (RPDs) CD-RPD-2024-0010, CD-RPD-2025-0013, and CD-RPD-2026-00170, respectively, including a modification to allocate 11 units from PA-3 to PA-1, and making a determination that the project is within the scope of the Hitch Ranch Specific Plan Final Environmental Impact Report [(EIR) / State Clearinghouse No. 2019070253] pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15168(c) and 15162.

BACKGROUND AND PROJECT DESCRIPTION

On June 15, 2022, the City Council adopted the Hitch Ranch Specific Plan (Specific Plan 2019-01), associated Tentative Tract Map (TTM) 5708, Final EIR (State Clearinghouse No. 2019070253), and a Mitigation Monitoring and Reporting Program. The Hitch Ranch Specific Plan (HRSP) establishes the land use framework, development standards, design guidelines, and infrastructure program for a 277.3-acre master-planned residential

community. The Specific Plan encompasses up to 755 residential dwelling units, approximately 29 acres of natural open space, a 6.77-acre active public park, a 7.23-acre passive park/detention basin, and associated roadway and utility infrastructure.

The Specific Plan area is organized into four distinct Planning Areas (PAs). Figure 1 illustrates the locations of PA-1, PA-2, and PA-4 within the overall HRSP boundary.

- Planning Area 1 (PA-1) is located in the northern portion of the Specific Plan area and is generally bounded by Meridian Hills Drive to the east and North Hills Parkway to the south. Street A traverses the area and separates the residential portion of PA-1 from Planning Area 1A (PA-1A), which is designated for community recreational amenities. PA-1 comprises 55.41 gross acres and is identified with a land use designation of Single-Family, two units per acre (RPD-2U). Within this area, permitted development includes detached single-family dwellings and related site improvements. PA-1A comprises 6.08 gross acres. Within this area, permitted development includes a community recreation center, swimming pool, fitness center, clubhouse, programmed spaces, and related site improvements.

- Planning Area 2 (PA-2) is located south of PA-1 and west of PA-3. PA-2 is generally bounded by North Hills Parkway to the north, Street A to the south, and Gabbert Road to the west. PA-2 comprises 62.1 gross acres and is identified with a land use designation of Single-Family, four units per acre (RPD-4U). Within this area, permitted development includes detached single-family dwellings, open space, active recreational spaces, and related site improvements.

- Planning Area 4 (PA-4) is located south of PA-3 and southeast of PA-2. PA-4 is generally bounded by Street A to the west and Casey Road to the north. PA-4 comprises 11.67 gross acres and is identified with a land use designation of Multi-Family, 20 units per acre (RPD-20U). Within this area, permitted development includes multifamily residential units in apartment buildings, attached residential units, and related site improvements.

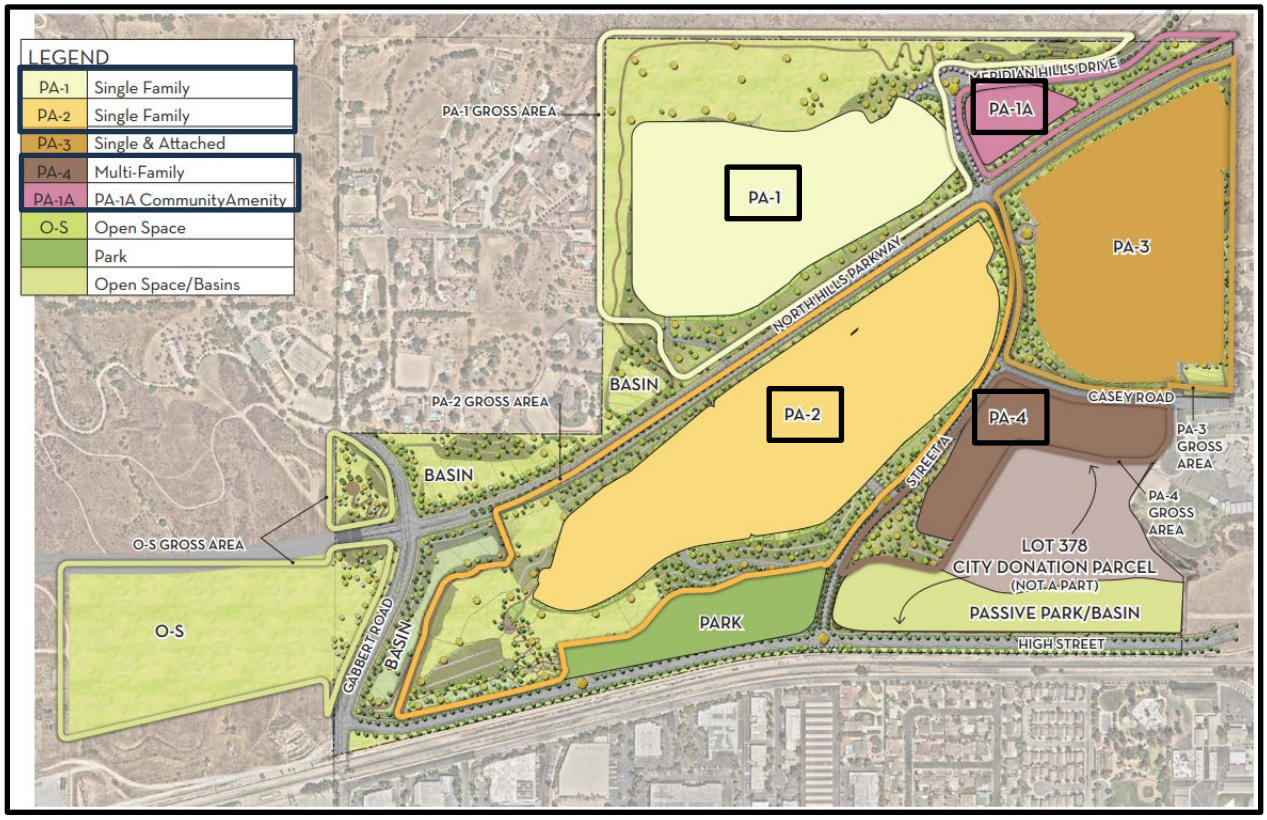


Figure 1: Hitch Ranch Specific Plan Land Use Plan with Planning Areas

Pursuant to Chapter 6, Section 6.4 (Specific Plan Administration) of the HRSP, the approval of new development within each Planning Area is processed as a Residential Planned Development Permit (RPD) subject to the administrative approval of the Community Development Director, with public noticing and appeal procedures conducted consistent with Moorpark Municipal Code (MMC) Chapter 17.44. The Director's decision is determined based upon the proposed development's substantial conformance with the approved HRSP. That evaluation involves multiple factors, including detailed site planning, architectural and landscaping design, and infrastructure improvements.

Project History

On June 24, 2024, Lennar Homes (Applicant) submitted an application for Residential Planned Development (RPD) Permit CD-RPD-2024-0010 for PA-1, consisting of 90 single-family residences with three floor plans and architectural styles offered. The RPD submittal includes PA-1A, which provides for the community recreational center and amenities.

On April 8, 2025, the Applicant submitted an application for RPD Permit CD-RPD-2025-0013 for PA-4 to develop 107 affordable (note: reserved for low and very low income levels) multi-family units consisting in two apartment buildings (referred to as "affordable" in the Specific Plan) and 86 attached residential units (referred to as "attached market rate" in the Specific Plan).

On August 18, 2026, the Applicant submitted an application for RPD Permit CD-RPD-2026-0017 for PA-2, consisting of 188 single-family residences, open space, and active recreational spaces. The single-family residences in Planning Area 2, with three floor plans and architectural styles.

The proposed development within PA-1, PA-2, and PA-4 includes residential uses consistent with the existing land use designations established by the HRSP, together with associated site improvements. These applications have been reviewed for consistency with the Specific Plan, applicable development standards, and other applicable City requirements.

On September 17, 2026, PA-3 of the HRSP was approved by the Community Development Director at a Director's Hearing. The approval authorized the development of 239 residential dwelling units, amenities, and associated site improvements. The residential dwelling units consisted of 105 detached single-family dwellings, 48 detached/cluster single-family dwellings, and 86 attached single-family dwellings for a total of 239 residential dwelling units. The approval of PA-3 also authorized two minor modifications to the required drive aisle widths within PA-3, as permitted by the HRSP.

EXISTING AND SURROUNDING LAND USES

The three subject Planning Areas (PA-1, PA-2, and PA-4) are currently vacant and characterized by rough-graded terrain and rolling hills. All three Planning Areas are designated Specific Plan (SP-1) in the Moorpark 2050 General Plan and are zoned Residential Planned Development at 2 units per acre, 4 units per acre and 20 units per acre respectively in the HRSP.

PA-1 encompasses 55.41 gross acres and is zoned Residential Planned Development, 2 Units per Acre (RPD-2U), for single-family residential development in the HRSP. Within PA-1, Planning Area 1A (PA-1A) encompasses 6.08 gross acres and is designated for community recreational amenities.

PA-2 encompasses 62.1 gross acres and is zoned Residential Planned Development, 4 Units per Acre (RPD-4U) in the HRSP, for single-family residential development.

PA-4 encompasses 11.67 gross acres and is zoned Residential Planned Development, 20 Units per Acre (RPD-20U) in the HRSP, for multi-family residential development.

Table 1: Existing Land Uses

Direction/Location	Existing Land Use	General Plan Designation	Specific Plan / Zoning Designation
Project Site (PA-1, PA-2 and PA-4)	Vacant / Rough Graded	Specific Plan 1– Hitch Ranch Specific Plan	PA-1: RPD-2U; PA-2: RPD-4U; and PA-4 RPD-20U
North (Across Meridian Hills Dr.)	Open Space, Existing Residential	Open Space (O-S) Neighborhood Very Low (NVL)	Open Space (O-S), Single-Family Residential Low (R-L)
South (Across Street P and Street L)	Vacant/ Rough Graded	Specific Plan 1 – Hitch Ranch Specific Plan	Open Space (O-S), Park, Bassin, Lot 378 (RPD-20 U-N-D)
East (Across Street A and Casey Rd)	Vacant/ Rough Graded, Single-family residential, School	Specific Plan 1 – Hitch Ranch Specific Plan, Neighborhood Low (NL), School (S)	RPD-8U (PA-3), Single-Family Residential (R-1), School/ Institution (I)
West (Within Specific Plan / Across Street O)	Vacant / Rough Graded	Specific Plan 1– Hitch Ranch Specific Plan	RPD-4U (PA-2), Basin, Open Space (O-S)

ANALYSIS

The proposed development associated with the three Planning Areas (PA-1, PA-2, and PA-4) has been evaluated for consistency with the adopted HRSP, which defines the overarching land use framework, development standards, and design. The proposed development aligns with the Specific Plan's applicable land use and development provisions, as detailed in the following sections.

General Plan Consistency

The proposed development within the three subject Planning Areas (PA-1, PA-2, and PA-4) is consistent with General Plan 2050. The General Plan designates the Hitch Ranch area as Specific Plan (SP-1), which authorizes the development of residential uses, public parks, associated infrastructure, open space, trails, and related improvements. The proposed development is located entirely within the boundaries of the approved HRSP and does not alter the boundaries or land use framework established for the site.

- Goal LU 1 (Development Capacity) – Policies LU 1.1, 1.2, 1.4, and 1.5: The proposed development accommodates population growth consistent with the land use categories and density/intensity standards depicted on the General Plan Land Use Diagram. Development will occur within the established SP-1 land use designation, providing a residential neighborhood that aligns with the planned development pattern for Hitch Ranch and complies with all applicable Specific Plan standards for the provision of public facilities and services.

- Goal LU 3 (Land Use Mix) – Policy LU 3.1 (Housing for all residents): The proposed PAs will provide a total of 471 residential dwelling units. PA-1 will provide 90 single-family dwelling units, PA-2 will provide 188 single-family dwelling units with three product types, and PA-4 will provide 107 multifamily dwelling units and 86 attached

(duplex) dwelling units. This diverse mix of housing types and residential densities accommodates a wide range of household needs and directly supports the community's housing goals.

Development Standard Compliance with the Specific Plan

The proposed RPD has been reviewed for consistency with the development standards established in Chapter 5 of the HRSP. Each Planning Area is subject to a distinct set of development standards, as applicable.

PA-1 and PA-2 are subject to a total of 15 development standards addressing typical zoning requirements, including minimum lot area, setbacks, parking, wall and fence height, and building height. The proposed development within PA-1 and PA-2 complies with all 15 applicable development standards.

PA-1A does not have a separate set of design standards comparable to those established for the other Planning Areas although the land use designation summary separates the community recreational area. However, Chapter 4, Section 4.3.9 (Private Recreation Areas) of the HRSP provides design guidelines for community recreation areas that are focused on identifying amenities such as a swimming pool, fitness center, clubhouse, and programmed spaces (e.g., event lawn, barbecue facilities, and view decks). The proposed recreation center within PA-1A, as part of the PA-1 project, is consistent with these guidelines.

PA-4 is subject to 19 development standards organized into four categories: (1) density and lot coverage; (2) building height, setbacks, and building separation; (3) open space, walls, and fences; and (4) parking and circulation. The applicable standards differ between the attached market-rate and affordable units. The proposed development within PA-4 complies with all 19 applicable development standards for each of the attached market-rate and affordable units.

The tables below compare the HRSP requirements for PA-1, 2 and 4 against the proposed development. As noted below, the proposed development complies with the applicable standards of the Specific Plan.

Table 2: Standard (Detached) Single-Family Product for PA-1

Development Standard/ Element	Specific Plan Requirement	Proposed	Complies Y/N
Minimum Lot Area	7,000 sq. ft.	7,000 sq. ft.	Y
Minimum Lot Width	70'	70'	Y
Minimum Lot Depth	90'	98'	Y
Building Setback from Property Line (minimum)			
Front Setback to: Porch Living Space Garage	 10' 15'-25'(1) 20'	 15' 20' 20'	 Y Y Y
Side-In Garage (setback from front property line)	10'	15'	Y
Side Yard Setback	5' (both sides)	5'	Y
Corner Lot Side Yard Setback	10'	10'	Y
Rear Yard Setback (to Living Space)	12'	12'	Y
Rear Yard Setback (to covered patio or 2nd-story deck)	10'	10'	Y
Building Height (max)	35' (not to exceed 2 stories)	20'-10" for 1 story 32'-9" for 2 stories	Y
Walls and fences	Per MMC or as required for sound attenuation (2)	5'-6'	Y
Required Parking	Per MMC – Chapter 17.32	270 spaces (refer to parking analysis for further breakdowns)	Y
Lot coverage (max)	50%	50%	Y

Notes:

(1) Front setbacks shall be varied to provide visual diversity. Average 20' to living space

(2) Property line fences shall be 5' behind sidewalk. Property owner-maintained landscape shall be planted between sidewalk and fence.

Table 3: Private Community Recreation Center for PA-1A

Development Standard/ Element	Complies Y/N
Fitness/ Clubhouse	Y
Welcome Center	Y
Pool facilities	Y
Event lawn	Y
BBQ facilities	Y
Restrooms	Y
View deck	Y

Table 4: Standard (Detached) Single-Family Product for PA-2

Development Standard/ Element	Specific Plan Requirement	Proposed	Complies Y/N
Minimum Lot Area	3,800 sq. ft.	3,800 sq. ft.	Y
Minimum Lot Width	45'	47'	Y
Minimum Lot Depth	85'	85'	Y
Building Setbacks from Property Line (minimum)			
Front Setback to: Porch Living Space Garage	 10' 12'(1) 20'	 10' 12' 20'	Y
Side-In Garage (setback from front property line)	10'	10'	Y
Side Yard	5' (both sides)	5'	
Corner Lot Side Yard	10'	10'	Y
Rear Yard (to Living Space)	11'	14'	Y
Rear Yard (to covered patio or 2nd-story deck)	9'	9'	Y
Building Height (max)	35' (not to exceed 2 stories)	32' (proposed as 2 stories)	Y
Walls and fences	Per MMC or as required for sound attenuation (2)	5'-6'	Y
Parking	Per MMC – Chapter 17.32	421 parking spaces (refer to parking analysis for further breakdowns)	Y
Lot coverage (max)	50%	50%	Y

Table 5: Attached Market Rate Product for PA-4

Development Standard/ Element	Specific Plan Requirement	Proposed	Complies Y/N
Density	20 DU/AC	20 DU/AC	Y
Building Setbacks from Property Line (minimum)			
Property Line/PA Boundary	10'	10'	Y
Front to Drive Aisle	5'	5'	Y
Garage to Drive Aisle	3'	3'	Y
Front to Back of Street Sidewalk	5'	5'	Y
Side to Back of Street Sidewalk	3'	3'	Y
Rear to Back of Street Sidewalk	5'	5'	Y
Building Separation (minimum)			
Front to Front	24'	24'	Y
Low Wall to Low Wall	12'	12'	Y
Front to Side	15'	15'	Y
Side to Side	6.5'	6.5'	Y
Garage to Garage	32'	32'	Y
Rear to Rear	20'	20'	Y
Building Height (max)	45' (not to exceed three stories) per MMC average height methodology	32' per MMC average height methodology (proposed as three stories)	Y
Private Open Space	60 sq. ft.	60 sq. ft.	Y
Walls and Fences	Per MMC or as required for sound attenuation	5'-6'	Y
Parking	Per MMC – Chapter 17.32	172 garage spaces 44 guest spaces (refer to parking analysis for further breakdowns)	Y
Lot Coverage (max)	75%	75%	Y
Drive Aisle Width (curb to curb)	26' (internal drive aisles only)	26' (internal drive aisles only)	Y

Table 6: Affordable Product for PA-4

Development Standard/ Element	Specific Plan Requirement	Proposed	Complies Y/N
Density	20 DU/AC		Y
Building Setbacks from Property Line (minimum)			
Property Line/PA Boundary, minimum setback	10'	46'	Y
Front to Drive Aisle	5'	69'	Y
Garage to Drive Aisle	3'	12' 8' 19'	Y
Front to Back of Street Sidewalk	5'	5' to 7' (both sides) 10'	Y
Side to Back of Street Sidewalk	3'	10'	Y
Rear to Back of Street Sidewalk	5'	5'	Y
Building Separation (minimum)			
Front to Front	24'	24'	Y
Low Wall to Low Wall	12'	12'	Y
Front to Side	15'	15'	Y
Side to Side	15'	15'	Y
Garage to Garage	32'	32'	Y
Rear to Rear	30'	30'	Y
Building Height (max)	45' per MMC average height methodology	45' per MMC average height methodology	Y
Private Open Space	Per MMC or as required for sound attenuation	60 sq. ft.	Y
Walls and Fences	Per MMC or as required for sound attenuation	N/A	Y
Parking	TBD upon Site Plan Review	207 spaces (refer to parking analysis for further breakdown)	Y
Lot Coverage (max)	TBD upon Site Plan Review	50%	Y
Drive Aisle Width (curb to curb)	26' (internal drive aisles only)	26' (internal drive aisles only)	Y

Site Planning and Circulation

The proposed site plans for PA-1, PA-2, and PA-4 are consistent with the approved Tentative Tract Map (TTM 5708) and implement the circulation framework established by the HRSP. The Specific Plan envisions a street network that provides efficient vehicular access to residential neighborhoods while simultaneously accommodating pedestrian and bicycle travel and connecting landscaped areas and open spaces throughout the community.

Within PA-1 and PA-2, the residential layout provides an internal circulation system that safely accommodates vehicular access and complies with the applicable development standards. PA-4 has development standards that are specific for internal drive aisle widths for the multifamily and attached residential product. The site plans for each subject planning area successfully integrate pedestrian connections between the residential units, internal circulation areas, street sidewalks, and the surrounding community amenities, fulfilling the Specific Plan's goal of linking neighborhoods via pedestrian pathways, landscaped streets, and open space.

Architectural Design

The proposed architectural design for the subject three Planning Areas (PA-1, PA-2 and PA-4) has been evaluated against the design guidelines established in Section 4.6 (Architectural Styles) of the HRSP. The Specific Plan establishes "Early California" as the overarching architectural theme, identifying Spanish, Farmhouse, Traditional, and Cottage as the preferred styles for residential development. These styles serve as a palette of character-defining features intended to create authentic, distinct, and visually cohesive architecture.

The proposed RPD includes comprehensive architectural plans for the single-family residences in PA-1 and PA-2, as well as the multifamily apartment buildings and attached residential units in PA-4.

In PA-1 and PA-2, three distinct architectural plans are proposed within each Planning Area, incorporating variations in architectural styles throughout the site to promote visual interest and a diverse streetscape. In PA-1A architectural plans are also provided for the community recreation center and detached accessory structures, which incorporate the Farmhouse architectural style envisioned in the Specific Plan.

In PA-4, the two apartment buildings (Buildings A and B) share a consistent Traditional architectural style to establish visual cohesion between the buildings. The attached residential units, similar to those proposed in PA-1 and PA-2 feature three distinct architectural plans with varying styles to provide visual variety while maintaining consistency with the community's overall architectural theme.

The proposed elevations have been reviewed for consistency with the character-defining elements identified for each Specific Plan style:

- Spanish: Incorporates traditional elements such as tile roofing, stucco wall treatments, defined and recessed entry features (porticos), shutters, wood trim, and appropriate ornamental detailing. (See Figure 2 and Attachment 2).

- Farmhouse: Reflects California's agrarian heritage utilizing gable and cross-gable roof forms, metal roof accents, stucco, vertical and horizontal siding, wood trim, and covered entry features. (See Figure 3 and Attachment 2).

- Traditional: Features simple roof forms, tile roofing, stucco and siding materials, louvered shutters, articulated entry features, traditional window treatments, and complementary accent materials and colors. (See Figure 4 and Attachment 2).

- Cottage: Utilizes simplified forms and architectural treatments, including gable roof forms, stucco and siding, vertically proportioned windows, simplified trim, covered entry features, and complementary color palettes. (See Figure 5 and Attachment 2).



Figure 2: Spanish



Figure 3: Farmhouse



Figure 4: Traditional



Figure 5: Cottage

Beyond adherence to individual styles, the proposed elevations implement the Specific Plan's broader objectives for architectural diversity and visual interest. The detached neighborhood guidelines encourage varied roof forms and heights, material and color variation, distinct architectural articulation, and clearly defined entries to mitigate building massing and visual repetition. The proposed plans successfully provide this variation and incorporate enhanced treatments at corner lots and visible edge conditions, ensuring strong architectural articulation where buildings are most prominent from the public right-of-way.

Landscaping

The proposed landscaping is consistent with the landscape design guidelines established in the HRSP. The Specific Plan's landscape concept is designed to unify the various Planning Areas through native and naturalized plant materials, drought-tolerant landscaping, and informal, rural treatments that reflect the Early California character of the community.

The proposed landscape design incorporates a complementary mix of trees, shrubs, groundcover, and natural materials to support the residential architecture and provide visual continuity throughout. Plant species have been selected from the approved Hitch Ranch landscape palette. Landscaping is strategically utilized to enhance the streetscape, soften building and wall elevations, and create an appropriate visual transition between the residential development and surrounding open space.



Figure 6. Landscape Area for PA-1



Figure 7. Landscape Area for PA-1A



Figure 8. Landscape Area for PA-2



Figure 9. Landscaped Areas for PA-4

Fencing and wall treatments are integrated with the landscape design to maximize views, provide privacy, and maintain community character. The fencing in PA-1, along the northern and western edge the project proposes 6-foot-tall slump block wall in the color tan. The wall facing North Hills Parkway is proposed as 5 foot-6-inch low slump wall with tubular steel fencing. The fencing between properties is proposed as the same 6-foot-tall slump block wall as the northern and western edge. Furthermore, the landscaping and plant materials are conditioned to comply with applicable fuel modification and Very High Fire Hazard Severity Zone requirements.

Based on the proposed plans, the landscaping provides an appropriate and functional interface between the residential buildings, streets, pedestrian areas, and open space. The landscape plans will be submitted to the City's third-party landscape consultant for review prior to approval of the final landscape plans for permit issuance, consistent with the Conditions of Approval.

Parking

Parking for the proposed development has been reviewed for consistency with MMC Chapter 17.32 and the applicable development standards of the HRSP. The Specific Plan establishes parking requirements for PA-1, PA-2, and the attached market rate units of PA-4 while parking for the affordable units of PA-4 is to be determined through Site Plan Review. Table 7 below identifies the required and proposed parking for each Planning Area. Pursuant to MCC Section 17.32.140, the city's local parking requirements may be superseded when permitted by state law. The applicant has invoked California Government Code Section 65915 which allows a reduced parking ratio and tandem parking configuration for the affordable multifamily component in PA-4.

The 100% affordable multifamily component of PA-4 consists of 107 residential units and proposes 207 parking spaces, including 102 garage spaces and 105 surface spaces. The proposed parking supply includes tandem spaces assigned to individual households. The applicant submitted a parking analysis evaluating the proposed parking in relation to California Government Code Section 65915(p), MMC Chapter 17.32, and parking ratios observed at comparable affordable housing developments. The analysis calculates a parking requirement of 157 spaces pursuant to state-law provisions.[1]

The applicability of the state-law parking provisions, the basis for the requested reduction under the MMC, and the acceptability of the proposed tandem parking configuration must be established as part of the City's review. The final parking determination is based on the applicable provisions of the Specific Plan, the MMC, and state law.

1 *Hitch Ranch Affordable Housing – Specific Plan No. 1, TTM 5708 Parking Analysis,* GTS | General Technologies and Solutions, March 2026; available for public review at the City of Moorpark Community Development Department under Project Case File CD-RPD-2025-0013.

Table 7: Parking Analysis

Planning Area	MMC/Specific Plan Parking Requirement	Gov. Code Section 65915 (SDBL)	Proposed Parking	Complies
PA-1	180 garage spaces (2 garage spaces/unit)	N/A	270 garage spaces	Yes. Exceeds minimum by 100 spaces
PA-1A	N/A	N/A	64	N/A
PA-2	376 garage spaces (2 garage spaces/unit)	N/A	421 garage spaces	Yes. Exceeds minimum by 45 spaces
PA-4 (Affordable Multifamily)	262 spaces	157 spaces	207 spaces (102 garage, 105 surface; includes tandem)	Yes, complies with Gov. Code Section 65915. Applicability of Stade Density Bonus Law and tandem parking is under review
PA-4 (Attached Market Rate)	172 garage spaces (2 garage spaces/unit) 43 guest spaces (0.5 guest spaces/unit)	N/A	172 garage spaces 44 guest spaces	Yes. Meets garage requirement; exceeds guest parking requirement by 1 space

Overall, the proposed development provides parking that meets or exceeds the applicable requirements for each Planning Area, as summarized in Table 7. PA-1, PA-2, and the attached market-rate units of PA-4 meet or exceed their respective parking requirements. The 100% affordable multifamily component of PA-4 provides 207 parking spaces, exceeding the 157 spaces calculated pursuant to California Government Code Section 65915. Accordingly, the proposed parking supply is consistent with the applicable parking requirements, subject to the City's review of the state-law provisions and tandem parking configuration for the affordable multifamily component.

Substantial Conformance and Minor Modifications

Chapter 6 (Implementation) of the HRSP establishes procedures for plan administration, requiring that future development applications substantially conform to the adopted plan, except for approved modifications. Pursuant to Section 6.4.1 approval of minor modifications are determined by the City Manager or Designee, in this case, the Community Development Director.

Section 6.4.1 (Minor Modifications) allows for the transfer of dwelling units between individual Planning Areas, provided that the number of units transferred does not exceed 15% of the total dwelling units within any individual transferring or receiving Planning Area.

Pursuant to Section 6.4.1, the Applicant proposes to transfer 11 single-family residential units from Planning Area 3 to Planning Area 1, increasing Planning Area 1's residential unit allocation and reducing Planning Area 3's allocation. Accordingly, the proposed transfers are limited to a maximum of 15%, as established by Section 6.4.1. Table 8 below provides the breakdown of the unit transfer and percentages within Planning Areas 1 and 3.

Table 8: Transfer of Residential Units Between Planning Areas

Planning Area	Specific Plan # of Dwelling Units Requirement	# of Unit Transfer (+/-)	Percentage of change (15 percent threshold)	New # of Dwelling Units
PA-1	79	+ 11 units	13.92% increase	90
PA-3	253	- 11 units	4.3% decrease	242 (PA-3 has an approved 239 residential units)

Therefore, the proposed transfer of 11 residential units from Planning Area 3 to Planning Area 1 is consistent with the unit-transfer provisions of Section 6.4.1 of the HRSP, subject to compliance with all other applicable Specific Plan requirements.

To approve the transfer of residential units, the Specific Plan requires seven findings to be made. The proposed modifications satisfy these findings as follows:

1. **The request substantially conforms with all applicable provisions of the Specific Plan and City ordinances, which do not conflict with the Specific Plan.**
   The proposed minor modification substantially conforms with Section 6.4.1 of the HRSP, which permits the transfer of dwelling units between individual Planning Areas, provided that the transfer does not exceed 15% of the total dwelling units within any individual transferring or receiving Planning Area. The proposed transfer of 11 residential units from Planning Area 3 to Planning Area 1 would increase Planning Area 1's allocation from 79 to 90 units and reduce Planning Area 3's allocation from 253 to 242 units. The transfer represents 13.9% of Planning Area 1's adopted allocation and 4.3 percent of Planning Area 3's adopted allocation, remaining within the 15-percent limitation. Therefore, the proposed modification substantially conforms with the applicable provisions of the Specific Plan, subject to compliance with all other applicable development standards and requirements.

2. **The request will not adversely affect public health and safety.**
   The proposed minor modification would redistribute 11 residential units between Planning Areas without increasing the overall residential unit allocation of 755 units established by the HRSP. The modification would not independently authorize changes to applicable fire access, emergency access, infrastructure, or other public health and safety requirements. Provided that the project complies with applicable City standards and the requirements of reviewing agencies, the proposed modification would not adversely affect public health and safety.

3. **The request will not adversely affect adjacent property.**
   The proposed minor modification would transfer 11 residential units from Planning Area 3 to Planning Area 1 while maintaining the overall residential unit allocation for the Specific Plan area. The modification concerns the allocation of residential units between Planning Areas within the Specific Plan and does not affect adjacent property outside of the Specific Plan boundaries. The approval does not, by itself, authorize changes to property boundaries or establish new development standards. Subject to compliance with applicable setbacks, building heights, access requirements, and other relevant development standards, the proposed modification would not adversely affect adjacent properties.

4. **The request will not adversely affect community character.**
   The proposed minor modification would redistribute 11 residential units between Planning Areas within the established HRSP area. The overall residential unit allocation would remain unchanged at 755 units, and the proposed transfer would not, by itself, change the Specific Plan's land use designations or overall development program. Accordingly, provided that the proposed development remains consistent with the Specific Plan's applicable design guidelines and development standards, the modification would not adversely affect the established community character contemplated by the Specific Plan.

5. **The request will not adversely impact the amount or quality of the required Open Space within the Specific Plan area.**
   The proposed minor modification involves the redistribution of residential units between Planning Areas and does not propose a reduction in the amount of required open space or a modification to the Specific Plan's open space requirements. The overall residential unit allocation would remain unchanged at 755 units. Provided that the project maintains the required open space acreage, applicable open space improvements, and associated conditions of approval, the proposed modification would not adversely impact the amount or quality of required open space within the Specific Plan area.

6. **The request will preserve the open space linkages and significant ridgelines for the benefit of all Moorpark residents.**
   The proposed minor modification would transfer 11 residential units between Planning Areas without proposing changes to the Specific Plan's designated open space linkages or significant ridgelines. The modification does not independently authorize development within designated open space areas or changes to established ridgeline protections. Accordingly, provided that the project maintains the applicable open space linkages, ridgeline protections, and related Specific Plan requirements, the proposed modification would preserve these resources for the benefit of Moorpark residents.

7. **The request will preserve the connectivity between Hitch Ranch and Downtown Moorpark.**
   The proposed minor modification would redistribute 11 residential units between Planning Areas without proposing changes to the Specific Plan's designated circulation network or planned connections between Hitch Ranch and Downtown Moorpark. The modification does not independently authorize changes to planned streets, pedestrian routes, bicycle facilities, or other circulation improvements. Provided that the project maintains the applicable circulation connections and related Specific Plan requirements, the proposed modification would preserve connectivity between Hitch Ranch and Downtown Moorpark.

ENVIRONMENTAL DETERMINATION

The City of Moorpark certified the Final Environmental Impact Report (EIR) for the HRSP (State Clearinghouse No. 2019070253) in connection with the approval of the Specific Plan and associated entitlements. The certified Program EIR evaluated the environmental effects of developing the entire 277.30-acre Hitch Ranch site, including the individual Planning Areas, infrastructure, circulation improvements, open space, recreation areas, and manufactured slopes. The EIR analyzed a total of 755 residential dwelling units. Within the three subject Planning Areas (PA-1, PA-2, and PA-4) specifically, the EIR evaluated the development of up to a combined 502 residential dwelling units, along with associated recreation and site improvements.

As stated earlier in the report, there is a proposed modification of unit allocation which would transfer 11 residential units from Planning Area 3 to Planning Area 1, resulting in 242 residential units allocated to Planning Area 3 and 90 residential units in Planning Area 1. The overall residential unit allocation would remain unchanged at 755 units under the Specific Plan. Although the proposed modification would redistribute residential units between Planning Areas, it would not increase the overall residential unit allocation evaluated in the certified EIR. The City's review must also consider whether the revised distribution of units would result in changes to the location or intensity of development that could cause new significant environmental effects or substantially increase the severity of previously identified significant effects.

The proposed RPD for PA-1 seeks approval for 90 residential dwelling units; PA-2 seeks approval of 188 residential units; PA-4 seeks approval of 107 multifamily residential units and 86 attached residential units for a combined 193 residential units. Included with this proposal is a modification to transfer 11 units from PA-3 to PA-1. The three combined planning areas for this request, totaling 471 residential units, are within the maximum residential development intensity of 502 residential dwelling units evaluated for PA-1, PA-2, and PA-4 in the certified Program EIR.

Pursuant to CEQA Guidelines Section 15168(c), subsequent activities in the program must be examined in the light of the Program EIR to determine whether an additional environmental document must be prepared. If the agency finds that pursuant to CEQA Guidelines Section 15162, no subsequent EIR would be required, the agency can approve the activity as being within the scope of the project covered by the Program EIR.

Staff has evaluated the proposed RPD against the development assumptions and parameters of the certified Program EIR and approved Specific Plan. Pursuant to CEQA Guidelines Section 15162, the Community Development Director determined that no subsequent or supplemental EIR is required based on the following findings:

- No Substantial Project Changes: The proposed development does not propose substantial changes to the project analyzed in the certified EIR that would require major revisions to the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

- No Substantial Changes in Circumstances: There have been no substantial changes with respect to the circumstances under which the project is undertaken that will require major revisions to the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

- No New Information: There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, showing that the project will have one or more significant effects not discussed in the previous EIR, or that significant effects previously examined will be substantially more severe than shown in the previous EIR.

Furthermore, pursuant to CEQA Guidelines Section 15168(c), all applicable mitigation measures adopted in the HRSP Mitigation Monitoring and Reporting Program (MMRP) have been incorporated into the proposed development by reference and remain enforceable as conditions of approval.

Based on the foregoing, the proposed development is within the scope of the previously certified HRSP Final EIR, and no further environmental review is required.

NOTICING

Public notice for this meeting was provided consistently with MMC Section 17.44.070 and the requirements of the Specific Plan, as follows:

1. Publication: The notice of the public hearing was published in the Ventura County Star on October 23, 2026.

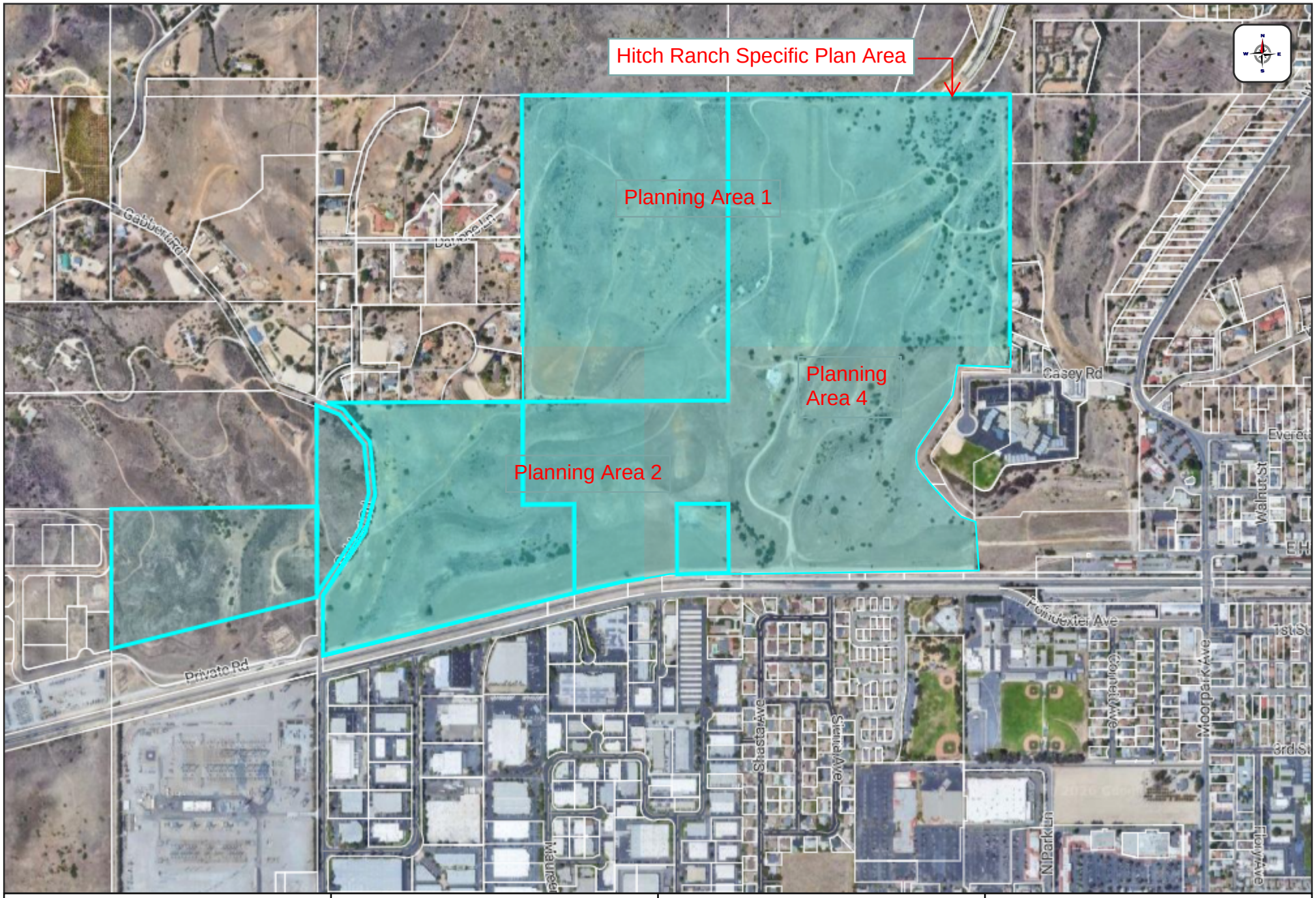
2. Mailing: The notice of the public hearing was mailed on October 21, 2026, to owners of real property—as identified on the latest adjusted Ventura County Tax Assessor Rolls—within 1,000 feet of the exterior boundaries of the assessor's parcel(s) subject to the hearing, as well as to an interested parties list established during the HRSP entitlement process.

3. Sign Posting: Two 32-square-foot signs were placed on the street frontages along Casey Road and Poindexter Avenue on October 23, 2026.

ATTACHMENTS

Attachment 1: Project Location Map
Attachment 2: Project Plans Planning Area 1
Attachment 3: Project Plans Planning Area 2
Attachment 4: Project Plans Planning Area 4
Attachment 5: Draft Resolution CD-2026-02 (Planning Area 1)
Attachment 6: Draft Resolution CD-2026-03 (Planning Area 2)
Attachment 7: Draft Resolution CD-2026-04 (Planning Area 4)

AERIAL MAP FOR PLANNING AREAS 1, 2 AND 4 OF THE HITCH RANCH SPECIFIC PLAN



1" = 802 ft	**Residential Planned Development Permits (RPD) CD-RPD-2024-0010, CD-RPD-2025-0013, and**	10/15/2026	

ATTACHMENT 1

This map may represent a visual display of related geographic information. Data provided here is not a guarantee of actual field conditions. To ensure complete accuracy, please contact the responsible staff for the most up-to-date information.



CONSULTANT TEAM

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SHEET INDEX

LANDSCAPE

L-1	Cover Sheet
L-2	Overall Site Plan
L-3	Preliminary Neighborhood Landscape Plan
L-4	Neighborhood Planting Plan
L-5	Parkway Planting Plan Enlargement
L-6	Detention Basin Planting Plan Enlargement
L-7	Entry Planting Plan Enlargement
L-8	Entry Elevation
L-9	Neighborhood Wall and Fence Plan with Details
L-10	Preliminary Recreation Center Landscape Plan
L-11	Recreation Center Planting Plan
L-12	Recreation Center Parking Shade Diagram
L-13	Recreation Center Site Plan
L-14	Recreation Center Wall and Fence Plan with Details
L-15	Light Fixtures
L-16	Site Furnishings
L-17	Site Amenity Details
L-18	Site Amenity Details
L-19	Site Amenity Details
L-20	Recreation Center Imagery

CIVIL

1	RPD - Prelim. Civil Site Plan
2	RPD - Prelim. Civil Site Plan
3	RPD - Prelim. Civil Site Plan
4	RPD - Perlim. Phasing Plan
5	Tree Removal Site Plan

PA-1 SINGLE FAMILY

A-1	Conceptual Street Scene 1
A-2	Conceptual Street Scene 2
A-3	Conceptual Street Scene 3
A-4	Plan 1A Spanish Floor Plan
A-5	Plan 1A Spanish Elevation
A-6	Plan 1B Cottage Floor Plan
A-7	Plan 1B Cottage Elevation
A-8	Plan 1C Farmhouse Floor Plan
A-9	Plan 1C Farmhouse Elevation
A-10	Plan 2A Spanish Floor Plan
A-11	Plan 2A Spanish Elevation
A-12	Plan 2B Cottage Floor Plan
A-13	Plan 2B Cottage Elevation
A-14	Plan 2C Farmhouse Floor Plan
A-15	Plan 2C Farmhouse Elevation
A-15.2	Plan 2 Primary Suite Deck Options
A-16	Plan 3A Spanish Floor Plan
A-17	Plan 3A Spanish Elevation
A-18	Plan 3B Cottage Floor Plan
A-19	Plan 3B Cottage Elevation
A-20	Plan 3C Farmhouse Floor Plan
A-21	Plan 3C Farmhouse Elevation
A-22	Plan 3 Primary Suite Deck Options

PA-1 RECREATION BUILDINGS

C	Cover Sheet
A1.1	Clubhouse | Floor Plan
A1.2	Clubhouse | Exterior Elevations
A1.3	Clubhouse | Roof Plan
A1.4	Pool Building | Floor Plan
A1.5	Pool Building | Exterior Elevations / Roof Plan
A1.6	Multi Purpose Pavilion | Floor Plan
A1.7	Multi Purpose Pavilion | Exterior Elevations / Roof Plan
CM	Exterior Color and Materials

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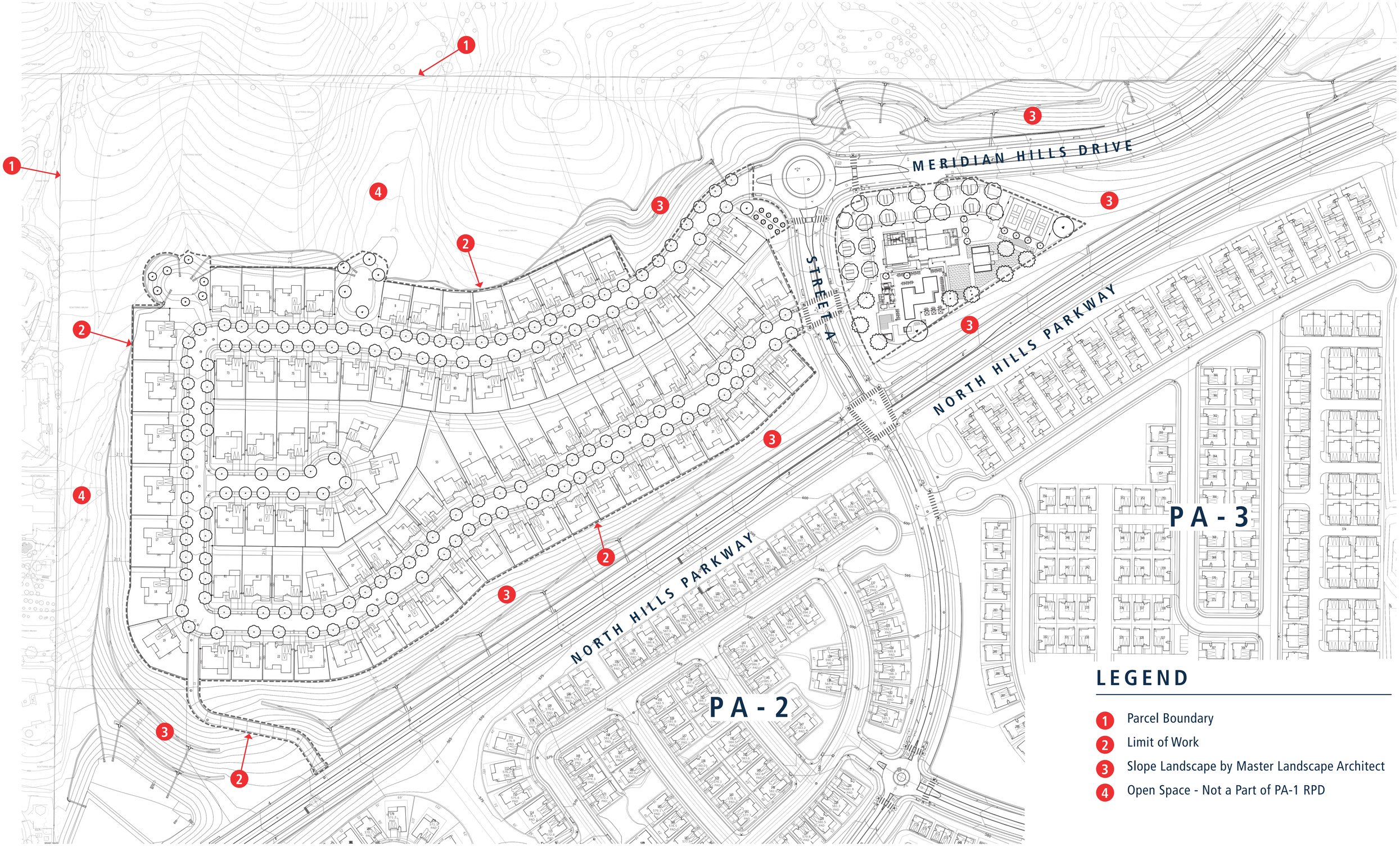
HITCH RANCH PLANNING AREA 1 - COVER SHEET

MOORPARK, CA

04.24.26 L-1

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ATTACHMENT 2



LEGEND

1. Parcel Boundary
2. Limit of Work
3. Slope Landscape by Master Landscape Architect
4. Open Space - Not a Part of PA-1 RPD

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HITCH RANCH PLANNING AREA 1 - OVERALL SITE PLAN

MOORPARK, CA

0 40' 80' 160'

Scale: 1"= 80'-0"

04.24.26

L-2

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LEGEND

1. Lot Line
2. Street Light - See Sheet L-15
3. Concrete Sidewalk
4. Driveway per Civil Engineer
5. Private Yard per Homeowner
6. Private Front Yard per Homeowner
7. Neighborhood Entry - See Sheet L-7 and L-8
8. Detention Basin
9. Emergency Vehicular Access
10. Slope Landscape by Master Landscape Architect

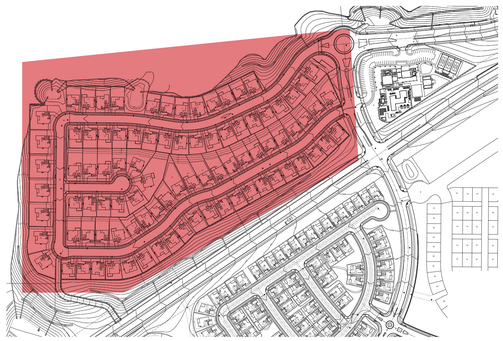
NOTES

Refer to L-9 for Neighborhood Wall and Fence Plan

Private Homeowner Landscape Plans are required to be submitted to City of Moorpark Community Development Department and the Ventura County Fire Department

All Utilities to be screened with planting where allowable. Where planting is not allowable due to VCFD restrictions. A screen fence must be provided. See L-13 for Conceptual Detail

KEYMAP



LENNAR

HITCH RANCH PLANNING AREA 1 - PRELIMINARY NEIGHBORHOOD LANDSCAPE PLAN

MOORPARK, CA

0 30' 60' 90'
Scale: 1" = 60'-0"

04.24.26

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CONCEPTUAL PLANT PALETTE

PARKWAY TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Pistacia chinensis 'Red Push'	Chinese Pistache	Med.	24" Box
Ulmus parviflora 'True Green'	Chinese Elm	Med.	24" Box

PARKWAY SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Carex tumulicola	Berkeley Sedge	Low	1 Gal.	24" O.C
Carissa m. 'Green Carpet'	Natal Plum	Low	5 Gal.	24" O.C.
Festuca arundinacea	Marathon Fescue Turf	High	-	SOD

DETENTION BASIN TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Arbutus 'Marina'	Marina Arbutus	Low	24" Box
Cercis occidentalis	Western Redbud	Low	24" Box

DETENTION BASIN SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Cistus salviifolius 'Prostratus'	Sageleaf Rockrose	Low	5 Gal	48" O.C.
Festuca mairei	Atlas Fescue	Low	1 Gal.	24" O.C.
Juncus patens	California Gray Rush	Low	1 Gal.	24" O.C.
Lomandra spp.	Mat Rush	Low	1 Gal.	36" O.C.
Myoporum parvifolium	Creeping Myoporum	Low	1 Gal.	48" O.C.
Penstemon spp.	Beard Tongue	Low	1 Gal.	48" O.C.
Ribes viburnifolium	Catalina Currant	Low	1 Gal.	48" O.C.
Sisyrinchium angustifolium	Blueeyed grass	Low	1 Gal.	24" O.C.

ENTRY TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Lagerstroemia i. Fauriei	Crape Myrtle	Med.	24" Box
Quercus virginiana	Southern Live Oak	Med.	24" Box

ENTRY SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Carissa m. 'Green Carpet'	Natal Plum	Low	1 Gal.	36" O.C.
Carex tumulicola	Foothill Sedge	Low	1 Gal.	24" O.C.
Lomandra spp.	Mat Rush	Low	1 Gal.	36" O.C.
Olea europaea 'Montra'	Little Ollie Dwarf Olive	Low	5 Gal.	36" O.C.
Sesleria autumnalis	Autumn Moor Grass	Med.	5 Gal.	36" O.C.
Myoporum parvifolium	Prostrate Myoporum	Low	1 Gal.	24" O.C.

NOTES

Landscaping will comply with the applicable City of Moorpark Landscape Standards.

Landscaping and Irrigation will comply with the City of Moorpark Water Efficient Landscape Ordinance (City Council Ordinance No. 383) and Landscape Water Conservation Standards.

Landscape will comply with Ventura County Fire Hazard Reduction Program

LENNAR

HITCH RANCH PLANNING AREA 1 - NEIGHBORHOOD PLANTING PLAN

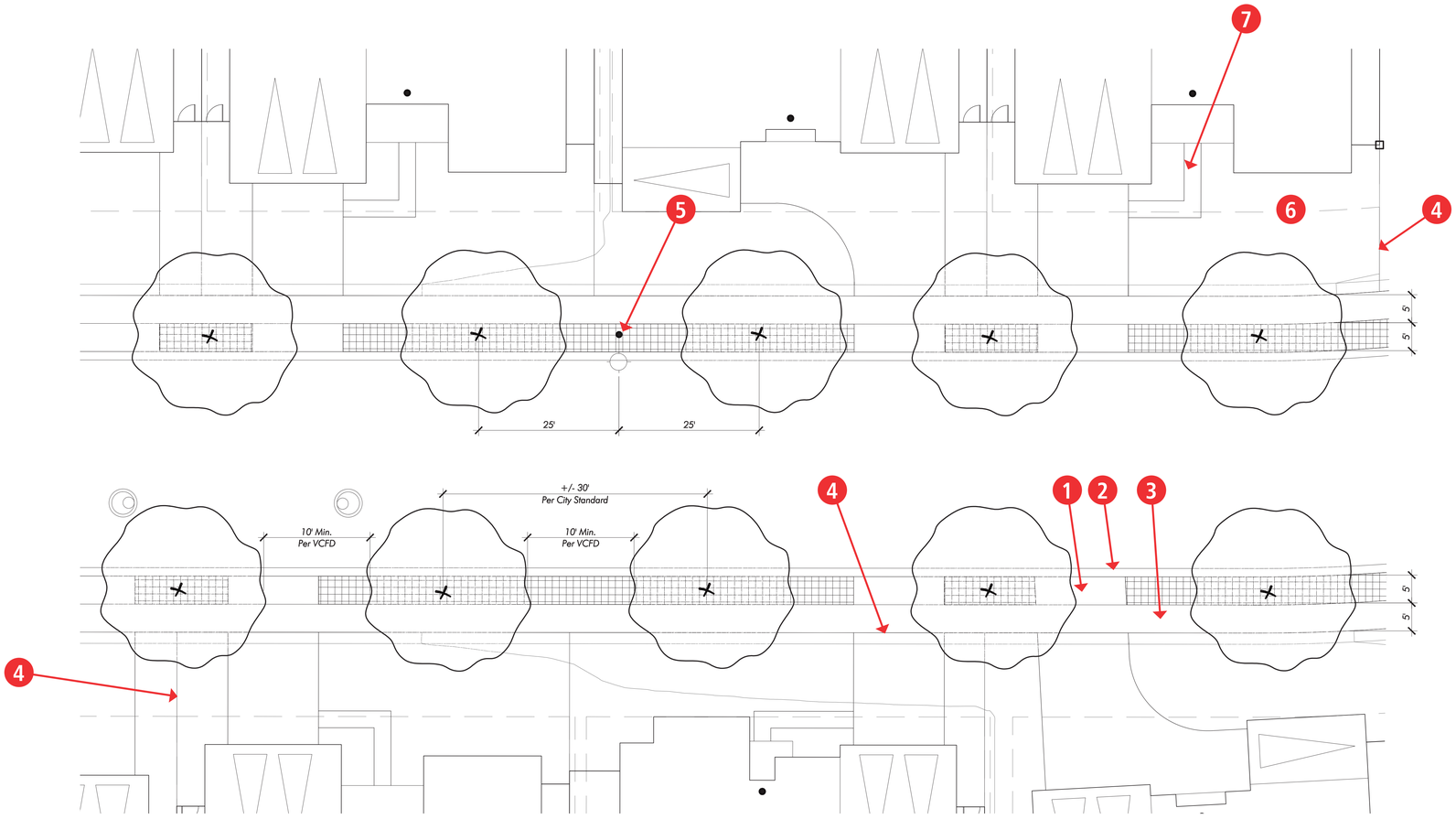
MOORPARK, CA

0 30' 60' 90'

Scale: 1"= 60'-0"

04.24.26

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CONCEPTUAL PLANT PALETTE

PARKWAY TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Pistacia chinensis 'Red Push'	Chinese Pistache	Med.	24" Box
Ulmus parviflora 'True Green'	Chinese Elm	Med.	24" Box

PARKWAY SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Carex tumulicola	Berkeley Sedge	Low	1 Gal.	24" O.C
Carissa M. 'Green Carpet'	Natal Plum	Low	5 Gal.	24" O.C.
Festuca arundinacea	Marathon Fescue Turf	High	-	SOD

LEGEND

1. Private Driveway
2. Curb and Gutter - by Civil Engineer
3. Sidewalk - by Civil Engineer
4. Lot Line
5. Street Light
6. Front Yard Landscape - by Homeowner
7. Unit Entry Walk

NOTES

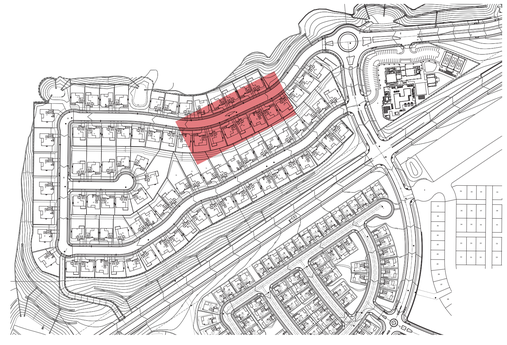
Refer to Neighborhood Planting Plan for overall street tree plan.

Final Tree Location to be determined at Construction Document Phase once All utilities have been designed.

Refer to city of Moorpark Landscape Standards for spacing requirements.

Private Homeowner Landscape Plans are required to be submitted to City of Moorpark Community Development Department and the Ventura County Fire Department

KEYMAP



LENNAR

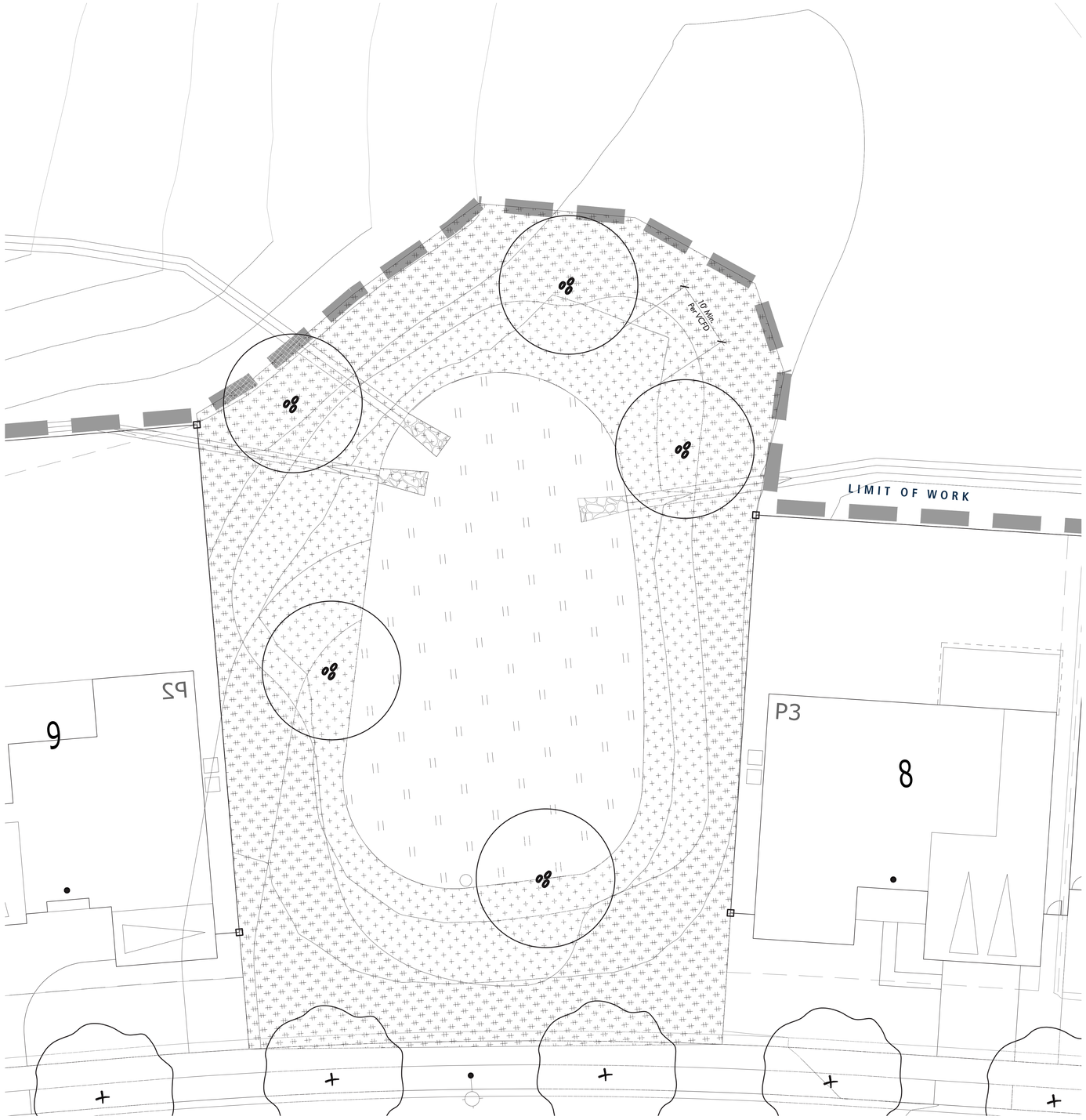
HITCH RANCH PLANNING AREA 1 - PARKWAY PLANTING PLAN ENLARGEMENT

MOORPARK, CA

0 5' 10' 20'
Scale: 1"= 10'-0"

04.24.26

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CONCEPTUAL PLANT PALETTE

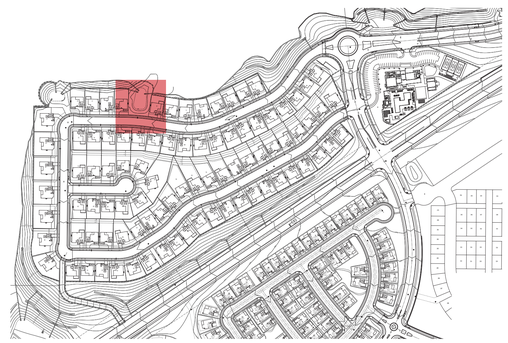
BASIN TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Arbutus 'Marina'	Marina Arbutus	Low	24" Box
Cercis Occidentalis	Western Redbud	Low	24" Box

BASIN SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Basin Bottom				
Juncus patens	California Gray Rush	Low	1 Gal.	24" O.C.
Basin Slopes				
Penstemon spp.	Beard Tongue	Low	1 Gal.	48" O.C.
Ribes viburnifolium	Catalina Currant	Low	1 Gal	48" O.C.
Sisyrinchium angustifolium	Blueeyed grass	Med.	1 Gal.	24" O.C.
Basin Perimeter				
Cistus salviifolius 'Prostratus'	Sageleaf Rockrose	Low	5 Gal	48" O.C.
Festuca mairei	Atlas Fescue	Low	1 Gal.	24" O.C.
Lomandra spp.	Mat Rush	Low	1 Gal.	36" O.C.
Myoporum parvifolium	Creeping Myoporum	Low	1 Gal.	48" O.C.

KEYMAP



LENNAR

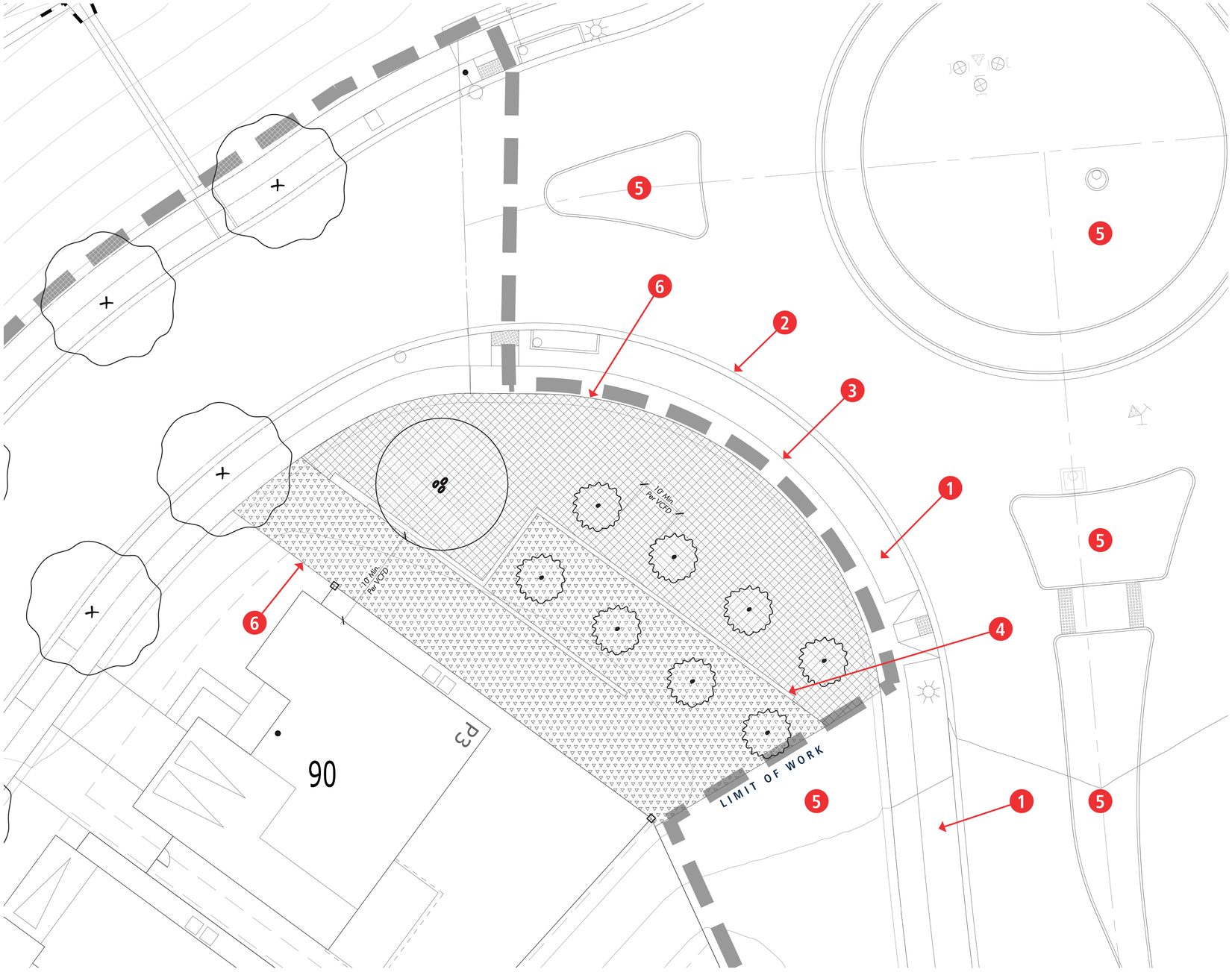
HITCH RANCH PLANNING AREA 1 - DETENTION BASIN PLANTING PLAN ENLARGEMENT

MOORPARK, CA

0 5' 10' 20'
Scale: 1" = 10'-0"

04.24.26

C2 Collaborative



CONCEPTUAL PLANT PALETTE

TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Lagerstroemia i. Fauriei	Crape Myrtle	Med.	24" Box
Quercus virginiana	Southern Live Oak	Med.	24" Box

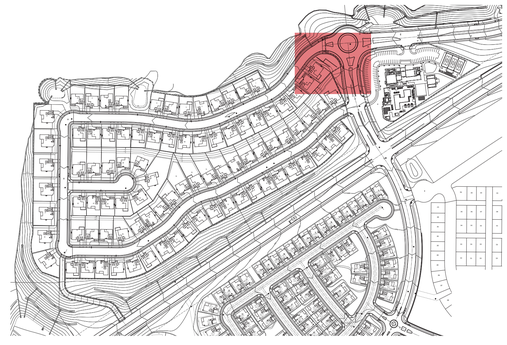
SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Entry Foreground Shrub				
Carissa m. 'Green Carpet'	Natal Plum	Low	1 Gal.	36" O.C.
Carex tumulicola	Foothill Sedge	Low	1 Gal.	24" O.C.
Myoporum parvifolium	Prostrate Myoporum	Low	1 Gal.	24" O.C.
Entry Background Shrub				
Lomandra spp.	Mat Rush	Low	1 Gal.	36" O.C.
Olea europaea 'Montra'	Little Ollie Dwarf Olive	Low	5 Gal.	36" O.C.
Sesleria autumnalis	Autumn Moor Grass	Med.	5 Gal.	36" O.C.

LEGEND

1. Parkway Landscape - by Master Landscape Architect
2. Curb and Gutter - by Civil Engineer
3. Sidewalk by Civil Engineer
4. Neighborhood Monumentation - Refer to "Entry Elevation" for Detail.
5. Landscape - by Master Landscape Architect
6. Lot Line

KEYMAP



LENNAR

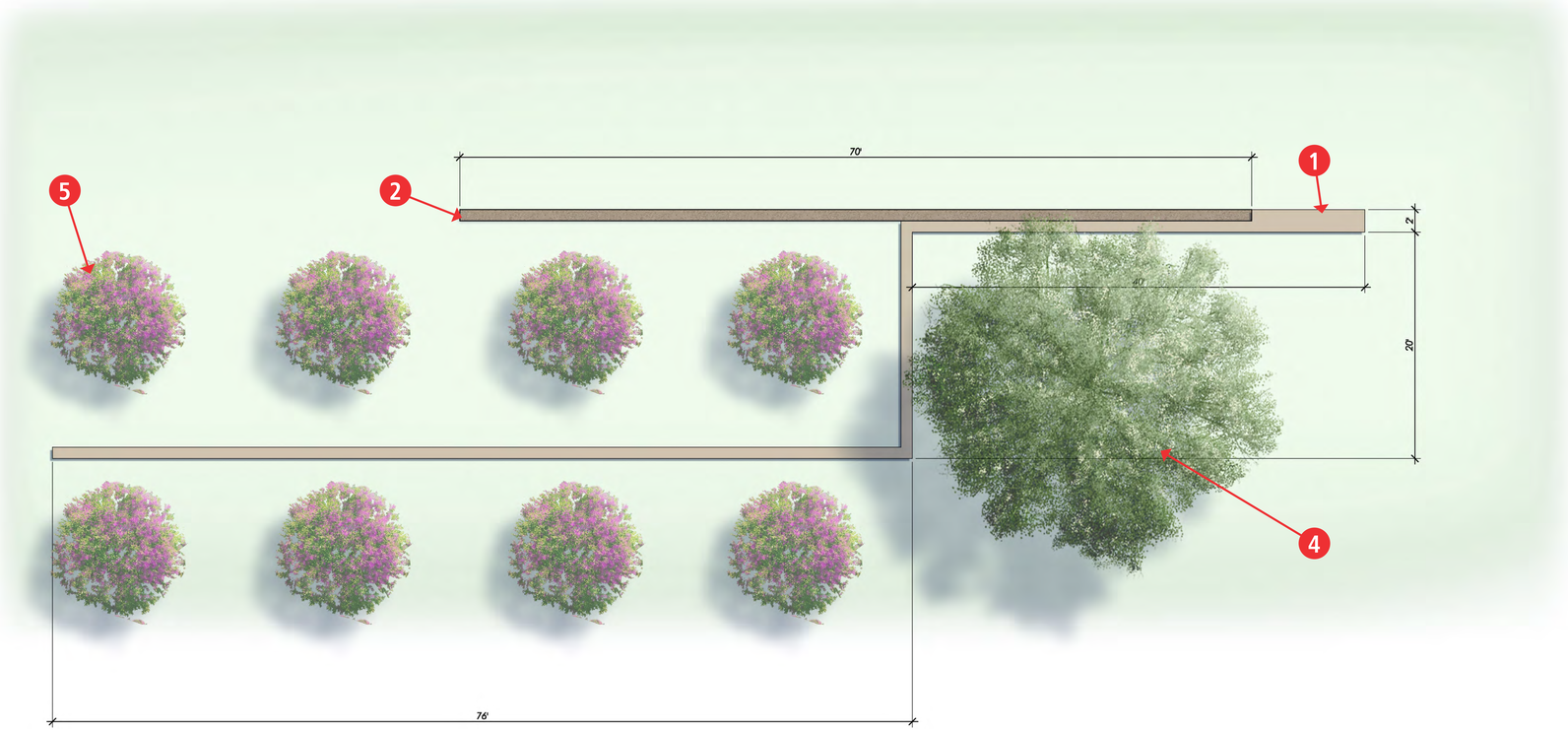
HITCH RANCH PLANNING AREA 1 - ENTRY PLANTING PLAN ENLARGEMENT

MOORPARK, CA

0 5' 10' 20'
Scale: 1" = 10'-0"

04.24.26

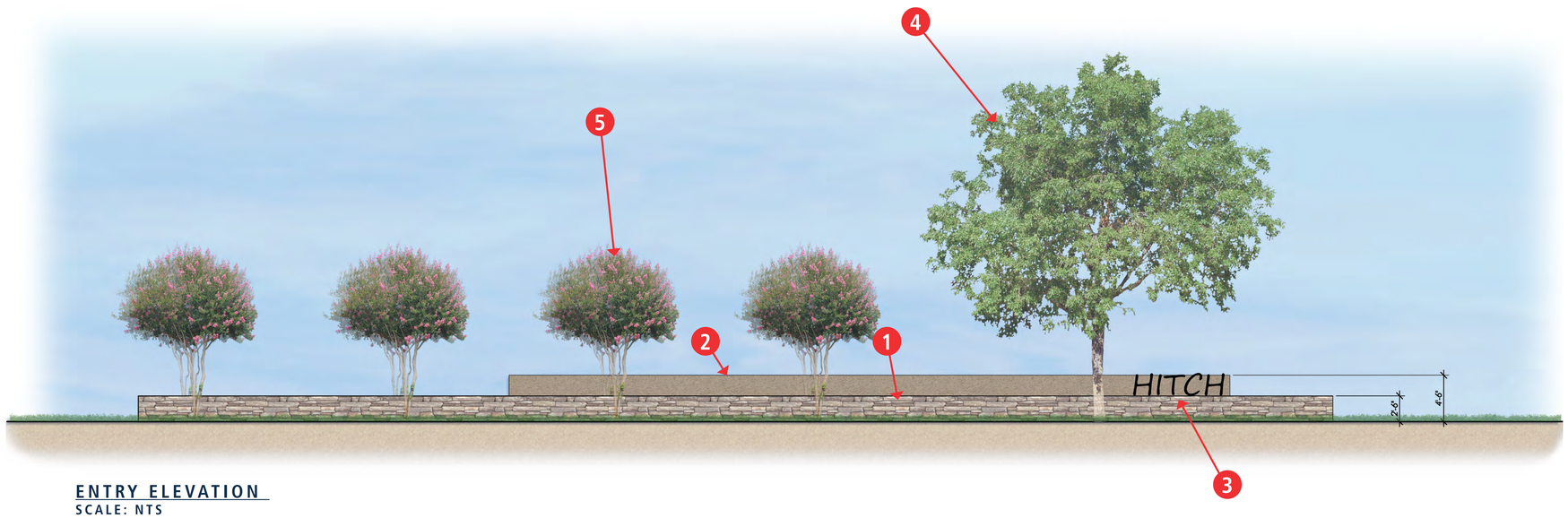
C2 Collaborative



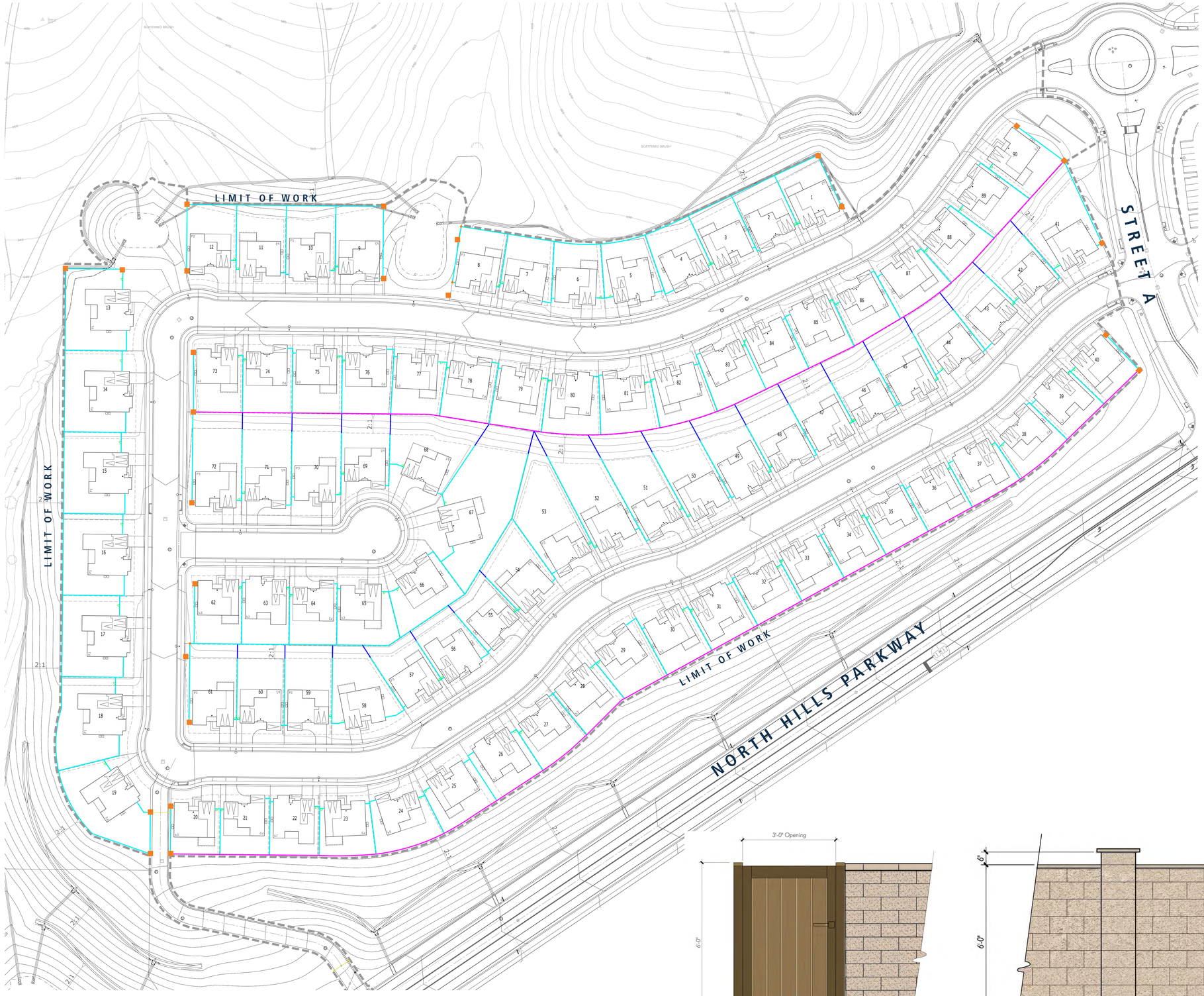
ENTRY PLAN VIEW
SCALE: NTS

LEGEND

1. 2'-6" Stone Wall
2. 4'-6" Background Wall with Stucco Finish
3. Neighborhood Signage Location
4. Large Accent Tree per Planting Plan
5. Accent Tree per Planting Plan

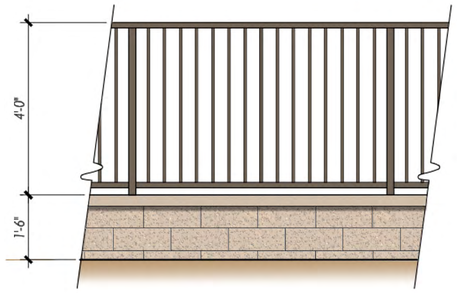


ENTRY ELEVATION
SCALE: NTS

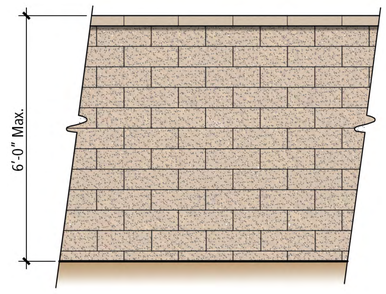


LEGEND

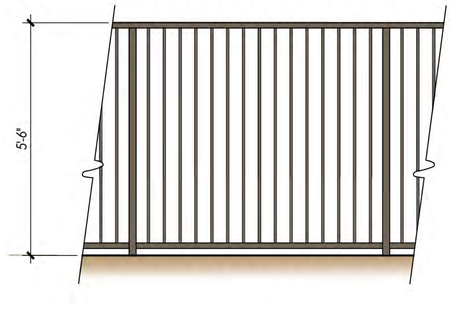
- Low Slump Wall with Tubular Steel Fence (5'-6" Tall)
  Wall Color: Tan Fence Color: Dark Brown
- Slump Block Wall (6'-0" Tall)
  Wall Color: Tan
- Tubular Steel Fence (5'-6" Tall)
  Fence Color: Dark Brown
- Slump Block Pilaster with Precast Cap
  Wall Color: Tan
- Side Yard Gate - Aluminum with Cement Fiber-Board
  Color: Tan / Dark Brown
- Emergency Egress / Access Gate



LOW SLUMP WALL WITH T. S. FENCE
HEIGHT: 5'-6"



SLUMP BLOCK WALL
HEIGHT: 6'-0"



SIDE YARD GATE

SLUMP BLOCK PILASTER WITH PRECAST CAP
HEIGHT: 6'-6"

TUBULAR STEEL FENCE
HEIGHT: 5'-6"

LENNAR

HITCH RANCH PLANNING AREA 1 - NEIGHBORHOOD WALL AND FENCE PLAN WITH DETAILS

MOORPARK, CA

0 30' 60' 90'
Scale: 1"= 60'-0"

04.24.26

C2 Collaborative



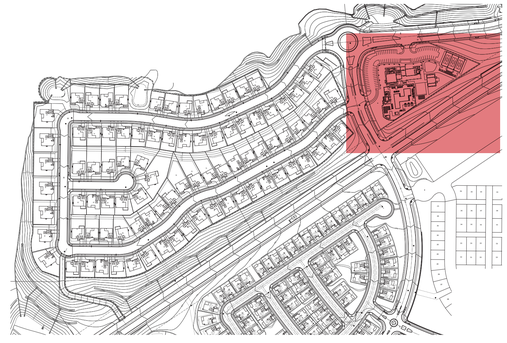
LEGEND

1. 9 x 19 Parking Stalls
2. ADA Parking Stalls
3. Event Lawn
4. Putting Green
5. Pool (4870 SF)
6. Spa
7. Pickle Ball Courts
8. Shade Structure
9. Shade Structure with Counter and Bar Seating
10. Umbrellas with Table, Chairs and Soft Seating
11. Club Board / Score Board and Storage
12. Restrooms, Showers and Pool Equipment
13. Cabanas
14. Pool Enclosure Fence
15. Slope Landscape by Master Landscape Architect
16. Trail by Master Landscape Architect

NOTES

Furnishings at pool area will be selected in Construction Document phase.

KEYMAP



LENNAR

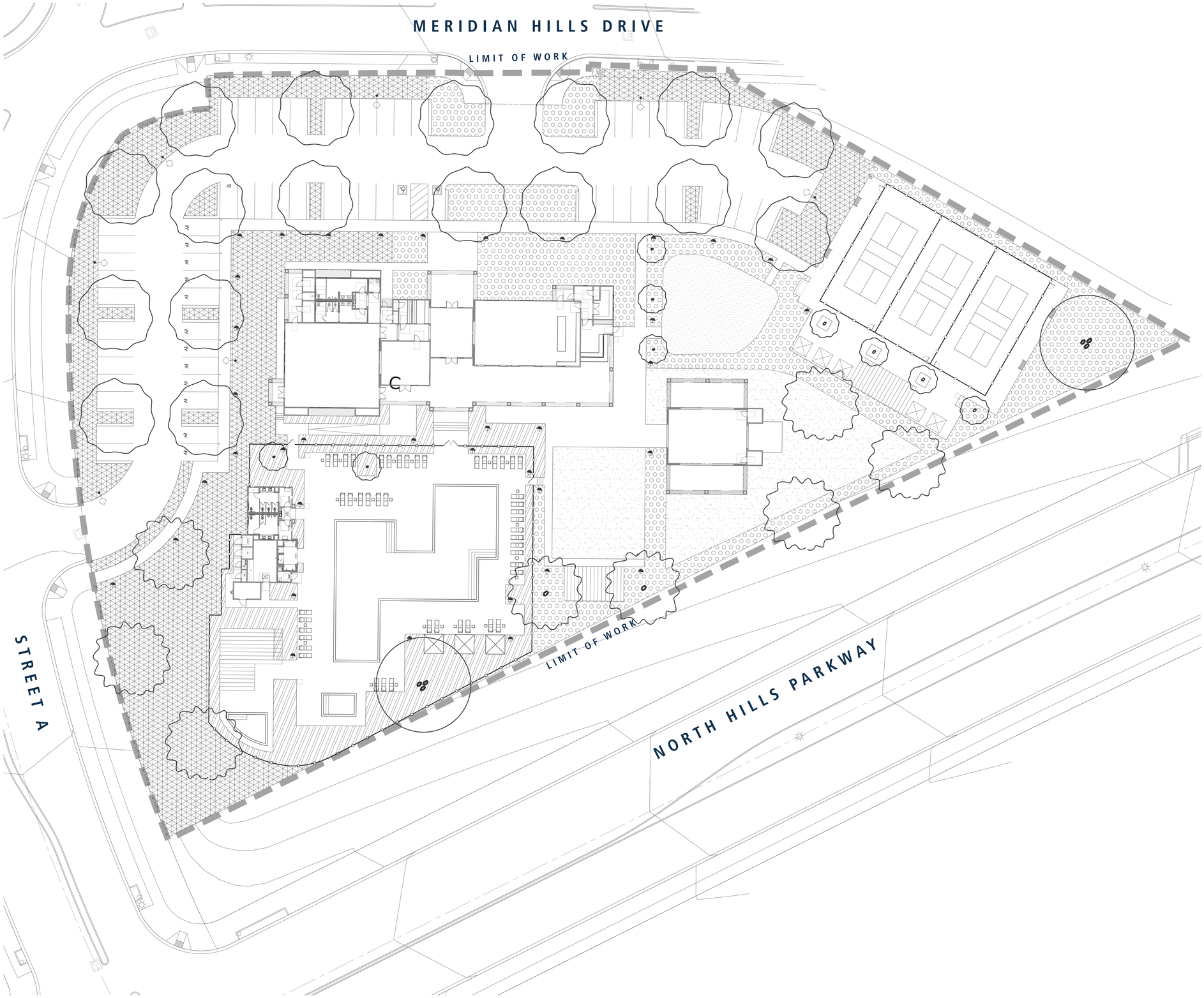
HITCH RANCH PLANNING AREA 1 - PRELIMINARY RECREATION CENTER LANDSCAPE PLAN

MOORPARK, CA

0 10' 20' 40'
Scale: 1" = 20'-0"

04.24.26

C2 Collaborative



CONCEPTUAL PLANT PALETTE

RECREATION CENTER TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Arbutus 'Marina'	Marina Arbutus	Low	24" Box
Liriodendron tulipifera	Tulip Tree	Med.	24" Box
Magnolia g. 'Little Gem '	Little Gem Magnolia	Med.	24" Box
Platanus acerifolia 'Columbia'.	Sycamore Tree	Med.	24" Box
Prunus caroliniana ssp.	Carolina Laurel Cherry	Med.	24" Box
Quercus agrifolia	Coast Live Oak	Low	24" Box

RECREATION CENTER SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Pool Area				
Agave spp.	Agave	Low	1 Gal.	36" O.C.
Aloe spp.	Aloe	Low	1 Gal.	36" O.C.
Carissa macrocarpa 'Green Carpet'	Natal Plum	Low	1 Gal.	36" O.C.
Grevillea hybrid 'Eternal Blaze'	Grevillea 'Gre 117' PPAF	Low	1 Gal.	36" O.C.
Olea europaea 'Montra'	Little Ollie Dwarf Olive	Low	5 Gal.	36" O.C.
Lomandra spp.	Matt Rush	Med.	1 Gal.	30" O.C.
Sesleria autumnalis	Autumn Moor Grass	Med.	1 Gal.	36" O.C.
Parking Area				
Callistemon vim. 'Little John'	Little John Bottlebrush	Med.	5 Gal.	36" O.C.
Carissa spp.	Natal Plum	Med.	1 Gal.	36" O.C.
Grevillea hybrid 'Etenal Blaze'	Grevillea 'Gre 117' PPAF	Low	1 Gal.	36" O.C.
Olea europaea 'Montra'	Little Ollie Dwarf Olive	Low	5 Gal.	36" O.C.
Lomandra spp.	Matt Rush	Med.	1 Gal.	30" O.C.
Myoporum parvifolium	Creeping Boobialla	Low	1 Gal.	24" O.C.
Park Area				
Agave spp.	Agave	Low	1 Gal.	36" O.C.
Aloe spp.	Aloe	Low	1 Gal.	36" O.C.
Buddleia marrubiifolia	Wolly Butterfly Bush	Low	5 Gal.	36" O.C.
Carex tumulicola	Berkeley Sedge	Low	5 Gal.	30" O.C.
Carissa spp.	Natal Plum	Med.	1 Gal.	36" O.C.
Dianella spp.	Flax Lilies	Low/Med.	1 Gal.	30" O.C.
Helictotrichon sempervirens	Blue Oat Grass	Med.	1 Gal.	36" O.C.
Lavandula spp.	Lavender	Low	5 Gal.	30" O.C.
Olea europaea 'Montra'	Little Ollie Dwarf Olive	Low	5 Gal.	36" O.C.
Lomandra spp.	Matt Rush	Med.	1 Gal.	30" O.C.
Rosa spp.	Rosa	Med.	1 Gal.	24" O.C.
Sesleria autumnalis	Autumn Moor Grass	Med.	1 Gal.	36" O.C.
Trachelospermum spp.	Jasmine	Med.	5 Gal.	24" O.C.
Westringia fruticosa	Coast Rosemary	Low	5 Gal.	48" O.C.

NOTES

Landscaping will comply with the applicable City of Moorpark Landscape Standards.

Landscaping and Irrigation will comply with the City of Moorpark Water Efficient Landscape Ordinance (City Council Ordinance No. 383) and Landscape Water Conservation Standards.

Landscape will comply with Ventura County Fire Hazard Reduction Program

LENNAR

HITCH RANCH PLANNING AREA 1 - RECREATION CENTER PLANTING PLAN

MOORPARK, CA

0 10' 20' 40'
Scale: 1"= 20'-0"

04.24.26 L-11

C2 Collaborative



LEGEND

Parking Lot Landscaping Area:	12,304 SF
Parking Area:	22,800 SF
Parking Lot Shade Tree Qty:	17

Parking Lot Landscaping Percentage Calculation

Required Parking Lot Landscaping Percentage	10%
Provided Parking Lot Landscaping Percentage	35%

$$\frac{\text{Parking Lot Landscaping Area}}{\text{Total Parking Lot Area}} = \frac{12304}{12304+22800} = 35\%$$

Tree Shade Coverage Calculation

Required Shade Coverage Percentage:	50%
Parking Lot Tree Shade Area*:	12,687 SF
Proposed Shade Coverage Percentage:	55.6%

*Calculation based on fifteen (15) years after installation - 32' dia. tree.

Tree Shade Coveraget Table

42' Diameter Trees:
Shading Calculations - 100%= 1385 SF

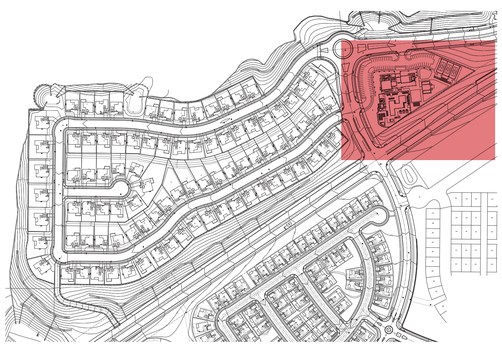
36' Diameter Trees:
Shading Calculations - 100%= 1017 SF

32' Diameter Trees:
Shading Calculations - 100%= 803 SF

24' Diameter Trees:
Shading Calculations - 100%= 452 SF

18' Diameter Trees:
Shading Calculations - 100%= 254 SF

KEYMAP



LENNAR

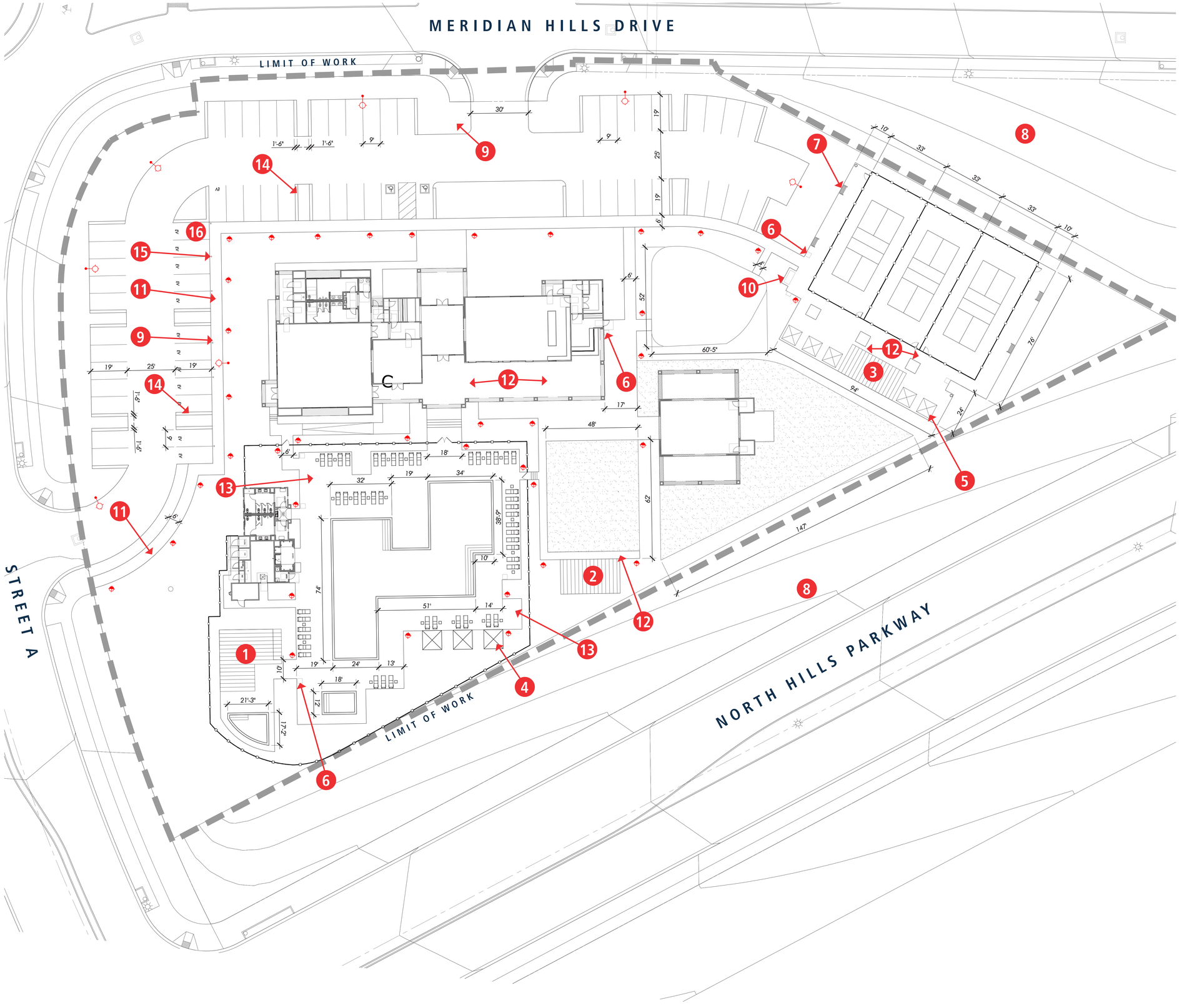
HITCH RANCH PLANNING AREA 1 - RECREATION CENTER PARKING SHADE DIAGRAM

MOORPARK, CA

0 10' 20' 40'
Scale: 1"= 20'-0"

04.24.26 L-12

C2 Collaborative



LEGEND

1. Shade Structure at Pool - See Sheet L-17
2. Shade Structure at Event Lawn - See Sheet L-18
   with Casual Seating - See Sheet L-16
3. Shade Structure at Pickle Ball Courts - See Sheet L-19
   with Picinc Tables - See Sheet L-16
4. Cabana - See Sheet L-16
5. Umbrella with Table and Chairs - See Sheet L-16
6. Waste Reseptacle - See Sheet L-16
7. Bench - See Sheet L-16
8. Slope Planting by Master Landscape Architecture
9. Curb and Gutter by Civil Engineer
10. Drinking Fountain - See Sheet L-16
11. Parking Lot Concrete Paving
    Natural Grey with Acid Wash Finish
12. Recreation Center Paving
    Color Concrete with Acid Wash Finish
13. Pool Deck Paving
    Pre Cast Concrete Pavers.
14. Parking Stepout
    Color Concrete with Acid Wash Finish
15. EV Charger
16. EV Parking Stall

Bollard Lighting - See Sheet L-15

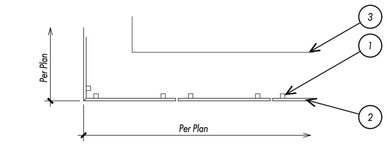
Parking Lot Lighting - See Sheet L-15

NOTES

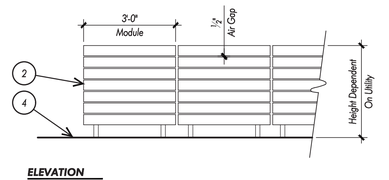
All Utilities to be screened with planting where allowable. Where planting is not allowable due to VCFD restrictions. A screen fence must be provided. See below for Conceptual Detail

LEGEND

1. *$1\frac{3}{4}$ sq. aluminum post.*
2. *1 x 4 cement board. Attached with self tapping screw. Potty screw head.*
3. *Transformer or other utility to be screened.*
4. *Concrete pad.*



PLAN VIEW



ELEVATION

LENNAR

HITCH RANCH PLANNING AREA 1 - RECREATION CENTER SITE PLAN

MOORPARK, CA

0 10' 20' 40'

Scale: 1"= 20'-0"

04.24.26 L-13

C2 Collaborative

MERIDIAN HILLS DRIVE

LIMIT OF WORK

C

STREET A

LIMIT OF WORK

NORTH HILLS PARKWAY

LEGEND

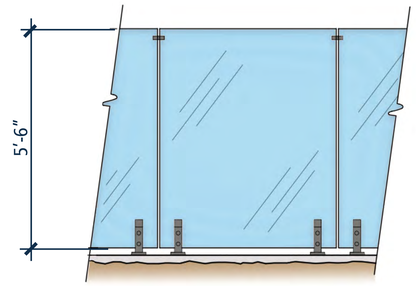
Glass Fence (5’-6” HT)

Tubular Steel Fence (5’-6” HT)

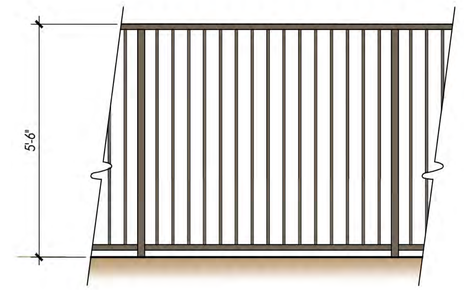
Vinyl Coated Chain Link Fence (10’-0” HT)

NOTES

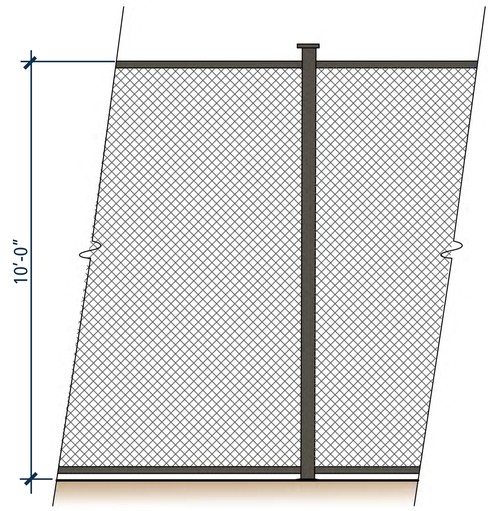
All Pool Fences to comply with Local Codes.



GLASS FENCE



TUBULAR STEEL FENCE



VINYL COATEDCHAIN LINK FENCE

LENNAR

HITCH RANCH PLANNING AREA 1 - RECREATION CENTER WALL AND FENCE PLAN WITH DETAILS

MOORPARK, CA

0 30’ 60’ 90’

Scale: 1”= 60’-0”

04.24.26

L-14

C2 Collaborative

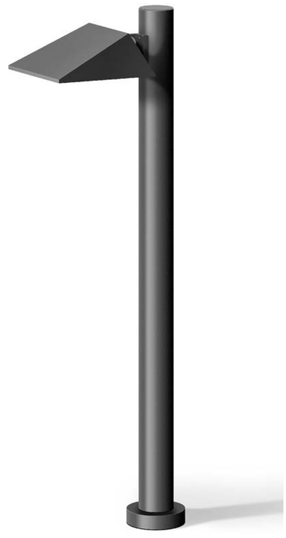




Asymmetric



Flat beam



Bollards
Surface washers

Surface washer bollards for the uniform illumination of ground surfaces. The luminaire housing is adjustable, allowing the light distribution to be adapted to the requirements of the installation site. Asymmetric light distribution is used for the spatial illumination of entrance areas and driveways. Asymmetrical flat beam light distribution allows the luminaires to be spaced far apart and is particularly suitable for illuminating footpaths.

Die-cast and extruded aluminum · Clear safety glass
Reflector made of pure anodized aluminum

LED color temperatures: 2700 K, 3000 K, 3500 K, 4000 K

BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

NRTL listed to North American standards · Suitable for wet locations
Protection class IP 65

BOLLARD LIGHTING

AREA & ROADWAY LIGHTING

PROJECT NAME:

PROJECT TYPE:

DEZINER SERIES 8

Mid Sized Neoclassical, Domed Bell Luminaire

Features
The NEW Dezıner Series is a flexible, configurable pedestrian scale decorative pendant luminaire with an 8.4" diameter upper housing of 0.125" thick formed aluminum with a large assortment of spun aluminum shades and ornamental options. Each lower housing is comprised of a 0.080" thick spun aluminum reflector with an integrated LED module seat, thermal management for long LED life and a thermally isolated solid state power supply chamber. Trulevel™ ball coupling.

PLED™ Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. All optics are UO, Zero Uplight and are Dark Sky compliant. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters
High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED`s are available in standard Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of L93 at 100,000 hours (TM-21 calculated at 6x Test Time) for all LED options.

True Amber LED's TRA-frue Amber LED`s emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V (UNV), 50/60Hz or 347V & 480V, 50,60Hz. 0 - 10V dimmable driver is standard. Driver has a minimum of 2kV internal surge protection. Luminaire supplied with 20kV surge protector for field accessible installation.)

Finish
Super TGIC polyester powder coating is applied onto a metal substrate this has been pretreated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400° F for maximum hardness and exterior durability.



The mid sized models within the Dezıner Series, offer 5 customizable styles available with optional Ambience[SM] Low Luminance Lens and unlit Bands.

UL Listed for Wet Location

2023129

U.S. Pole Company Inc | 660 West Avenue O, Palmdale, CA 93551
An Employee Owned Company | Phone (661) 233-2000 www.usdlg.com

PENDANT MOUNTED ARM

XPL

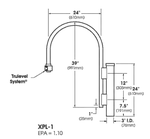
PROJECT NAME:

PROJECT TYPE:

FEATURES

Arm
Durable corrosion resistant, cast aluminum construction.

Finish
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.



XPL-1
EPA = 1.10



XPL

Patent pending

SCALE: 16"=1'

U.S. Pole Co Inc. | 660 West Avenue O, Palmdale, CA 93551 Phone: (661) 233-2000 www.usdlg.com

2020309

SHAFTS / POLES

TAPERED

PROJECT NAME:

PROJECT TYPE:

Shaft
Spun tapered from seamless 6063 Alloy Aluminum. Shafts are intended to be paired with a decorative Sun Valley base.



1030T
4' to 7' Dia.

Shaft Wall thickness .125 or .188 engineered to project requirements.

Poles provided with finish for:
Post Top Luminaire 4' to 7' (Three Holes)
Multiple Luminaires 4' to 6' (Four-8 Holes)

2022349

U.S. Pole Company Inc | 660 West Avenue O, Palmdale, CA 93551
An Employee Owned Company | Phone (661) 233-2000 www.usdlg.com

STREET / PARKING LOT LIGHTING



ADIRONDACK CHAIR (COMPOSITE)
Charcoal Grey



BENCH
Grey Frame with IPE Slats



PICNIC TABLE
Grey Frame with IPE Slats



WASTE RECEPTACLE DUAL STREAM
Grey Frame with IPE Slats



UMBRELLA
Alumawood with Green Fabric



CABANA
Alumawood with Grey Slats



TABLE AND CHAIRS (COMPOSITE)
Charcoal Grey



DRINKING FOUNTAIN
Dark Grey

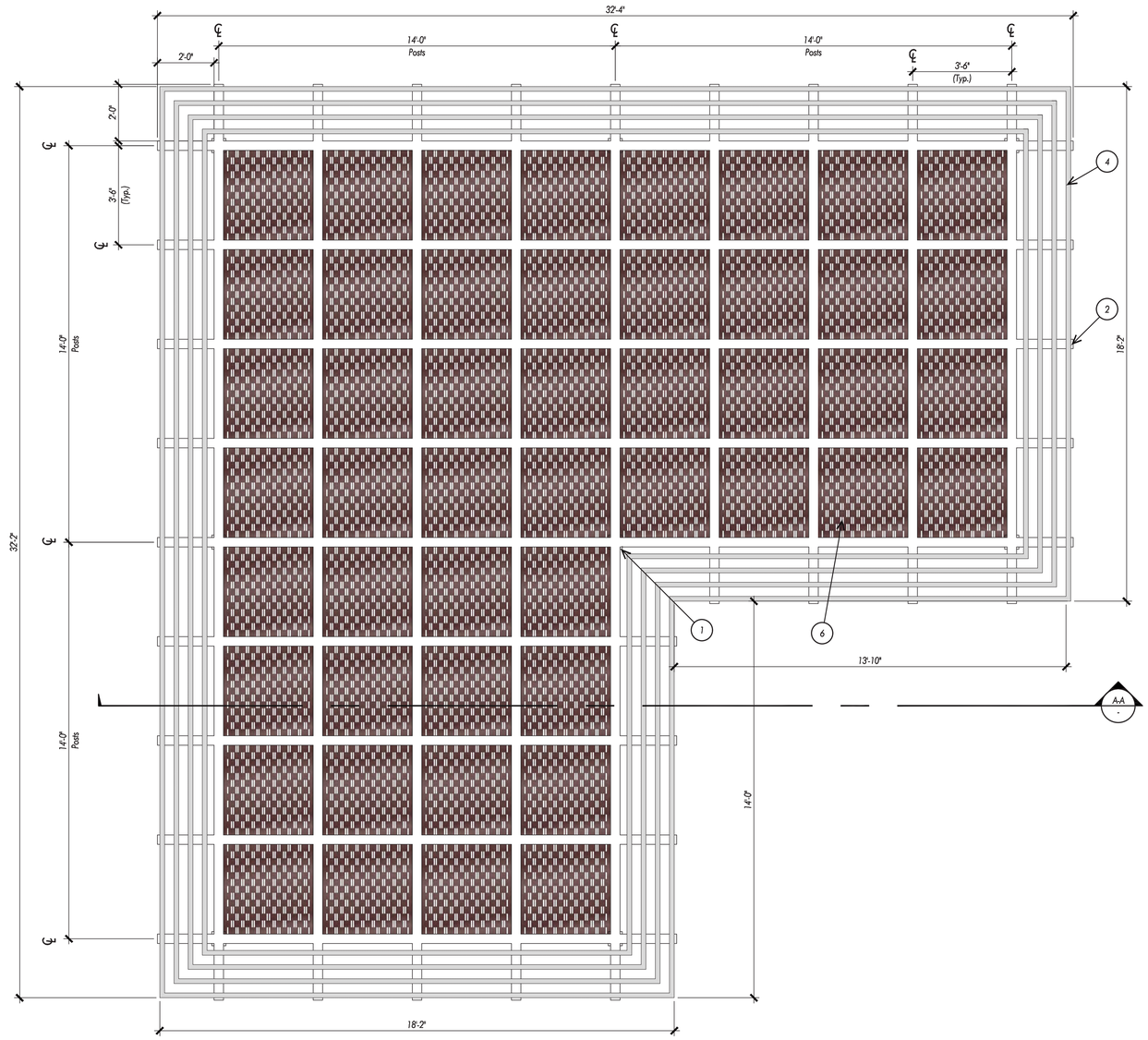
Note: Conceptual imagery shown for design intent. Actual manufacturer and model to be specified in Construction Documents

LEGEND

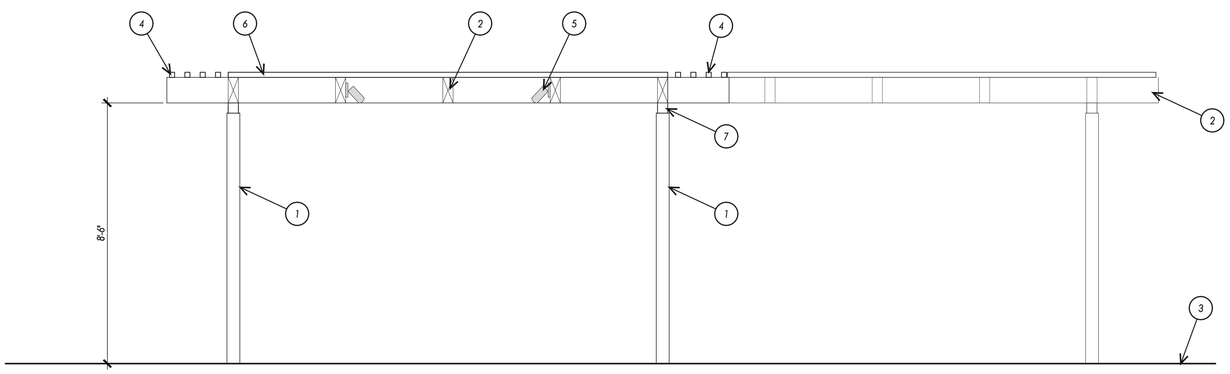
1. 5" Dia. steel post.
2. 4" x 10" steel beam.
3. Finish surface.
4. 2" Sq. tubular steel lattice at 6" o.c.
5. Down lights - per Electrical Engineer.
6. Decorative metal panel.
7. 4" Sq. tubular steel blocking.

NOTES

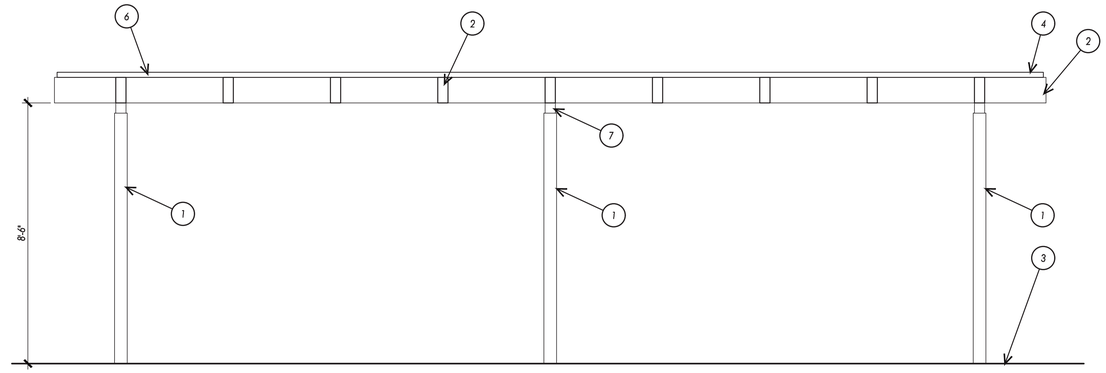
A. Refer to Construction Schedule for type, color and finish.
B. Refer to Structural Engineer's plan for footing and connections.
C. All tubular steel members to be zinc metalized.
D. All welds to be continuous and grinded smooth.
E. Treat field welds to prevent rust.
D. Contractor to provide electrical for down light. Conduit / wiring to run with-in post and frame.



PLAN VIEW



SECTION A-A



ELEVATION A

LENNAR

HITCH RANCH PLANNING AREA 1 - SHADE STRUCTURE AT POOL

MOORPARK, CA

Scale: 1/2" = 1'-0"

04.24.26 L-17

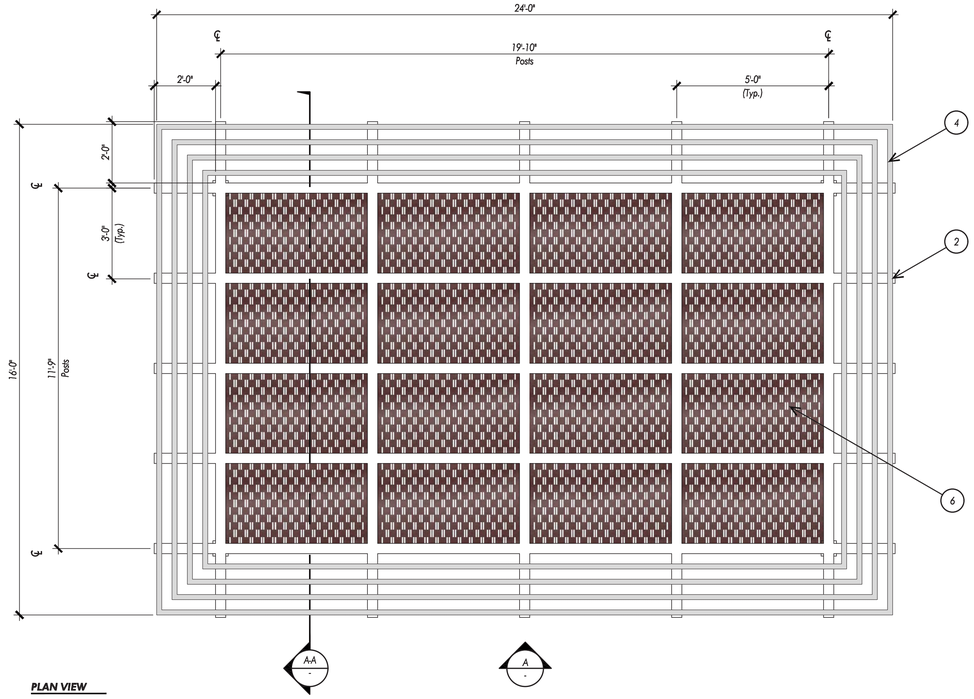
C2 Collaborative

LEGEND

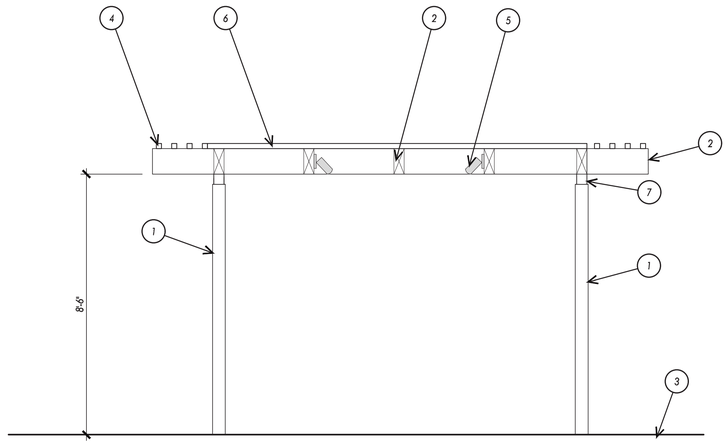
1. 5" Dia. steel post.
2. 4" x 10" steel beam.
3. Finish surface.
4. 2" Sq. tubular steel lattice at 6" o.c.
5. Down lights - per Electrical Engineer.
6. Decorative metal panel.
7. 4" Sq. tubular steel blocking.

NOTES

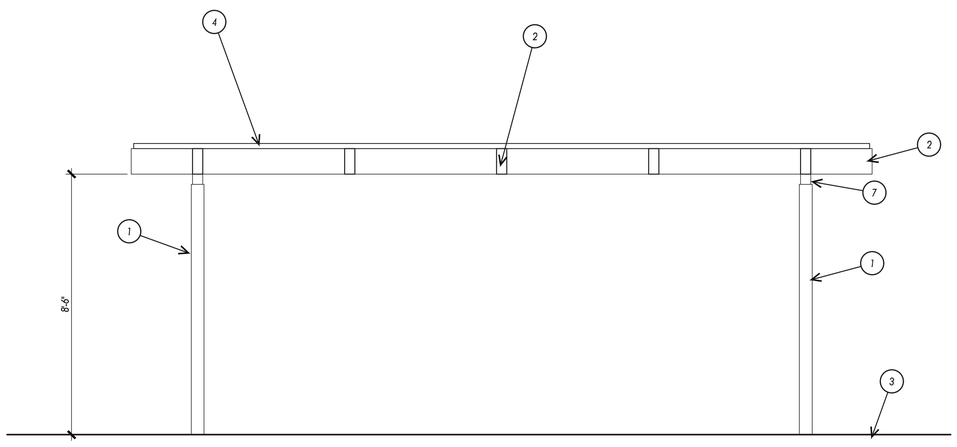
A. Refer to Construction Schedule for type, color and finish.
B. Refer to Structural Engineer's plan for footing and connections.
C. All tubular steel members to be zinc metalized.
D. All welds to be continuous and grinded smooth.
E. Treat field welds to prevent rust.
D. Contractor to provide electrical for down light. Conduit / wiring to run with-in post and frame.



PLAN VIEW



SECTION A-A



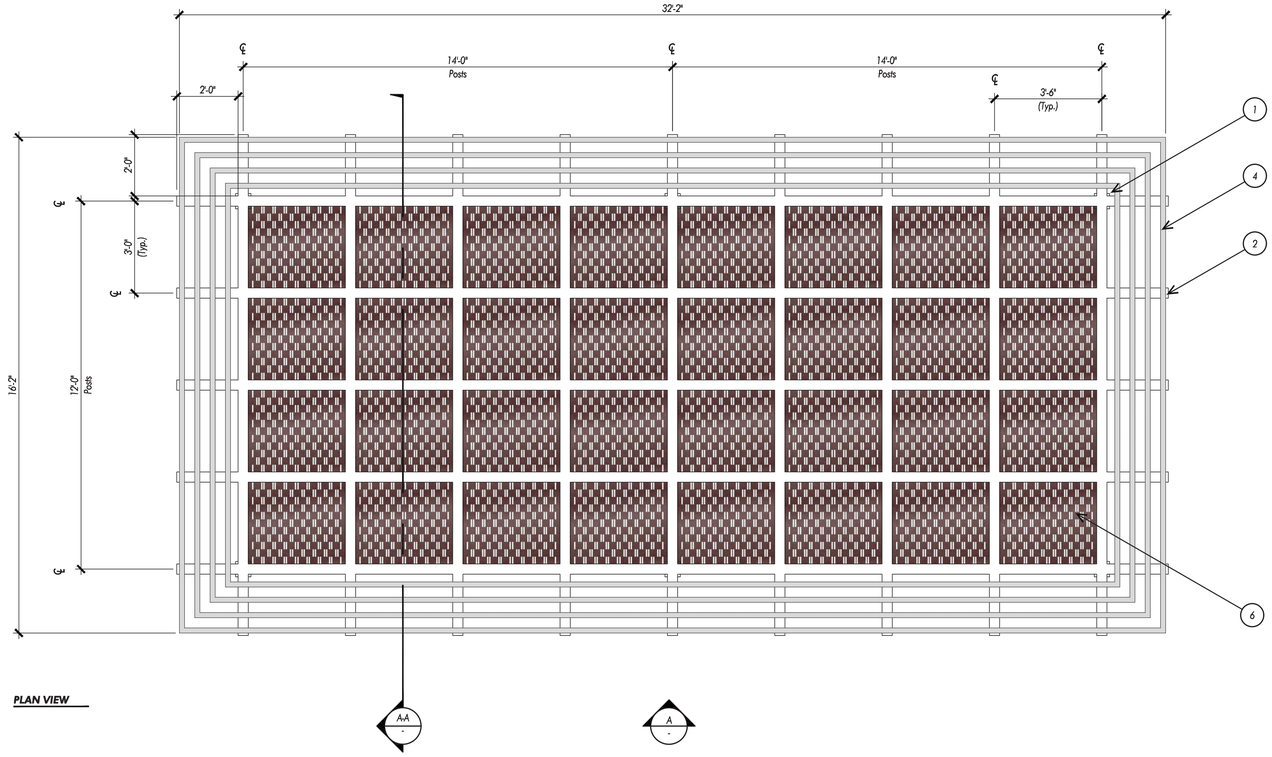
ELEVATION A

LEGEND

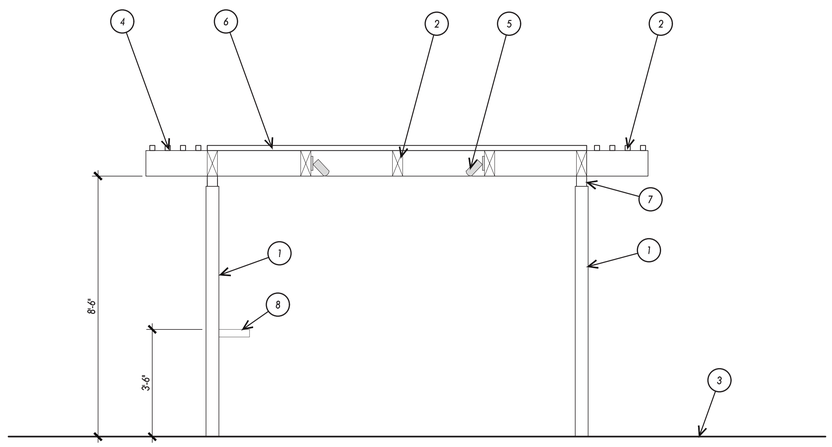
1. 5" Dia. steel post.
2. 4" x 10" steel beam.
3. Finish surface.
4. 2" Sq. tubular steel lattice at 6" o.c.
5. Down lights - per Electrical Engineer.
6. Decorative metal panel.
7. 4" Sq. tubular steel blocking.
8. 3" Thick countertop.
9. 2" Sq. tubular steel framing.

NOTES

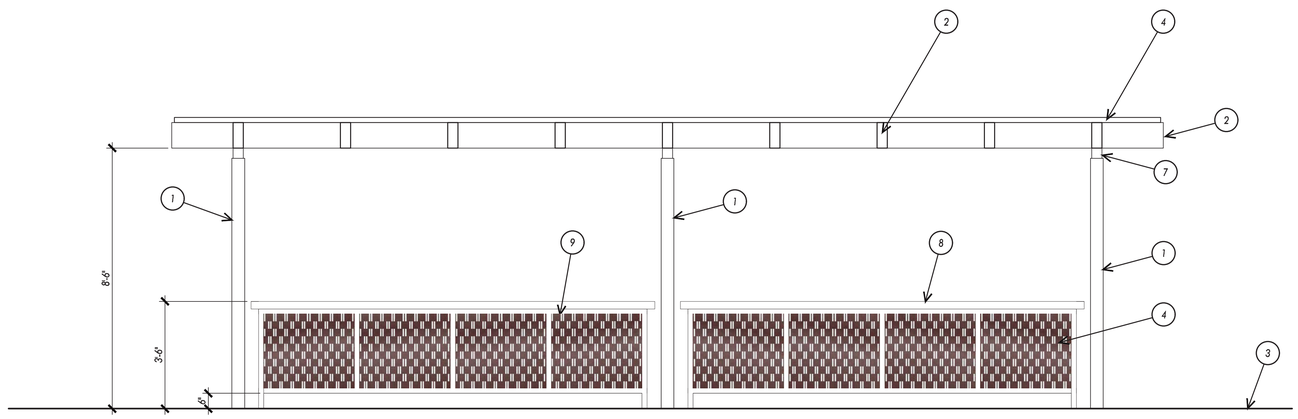
A. Refer to Construction Schedule for type, color and finish.
B. Refer to Structural Engineer's plan for footing and connections.
C. All tubular steel members to be zinc metalized.
D. All welds to be continuous and grinded smooth.
E. Treat field welds to prevent rust.
D. Contractor to provide electrical for down light. Conduit / wiring to run with-in post and frame.



PLAN VIEW



SECTION A-A



ELEVATION A












NOTE:

STORMWATER CONVEYANCE, DETENTION AND WATER QUALITY REQUIREMENTS ARE DETAILED IN THE TR 5708 MASTER BACKBONE STUDIES AND PLANS

OWNER/DEVELOPER

RWC HITCH RANCH, LLC
3760 KILROY AIRPORT WAY, SUITE 130
LONG BEACH, CA 90806
ATTN: HARRIET RAPISTA
(310) 546-5781

PA1 PARKING SUMMARY

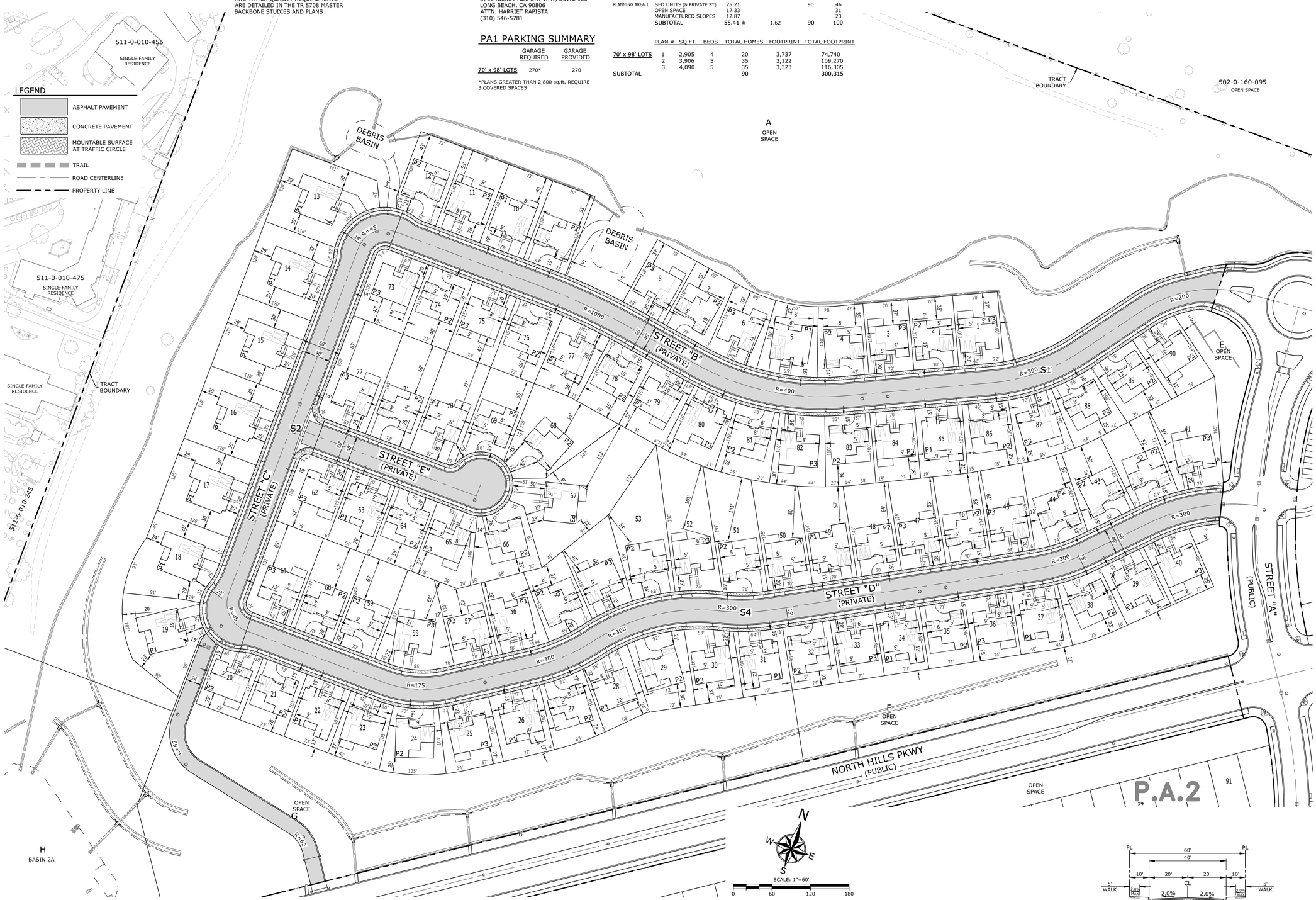
	GARAGE REQUIRED	GARAGE PROVIDED
70' x 98' LOTS	270*	270

*PLANS GREATER THAN 2,800 sq.ft. REQUIRE 3 COVERED SPACES

PLANNING AREA 1 SUMMARY

	LAND USE	ACRES	DU/AC	DU	%
PLANNING AREA 1	SFD UNITS (& PRIVATE ST)	25.21		90	46
	OPEN SPACE	17.33			31
	MANUFACTURED SLOPES	12.87			23
	SUBTOTAL	55.41 ±	1.62	90	100

	PLAN #	SQ.FT.	BEDS	TOTAL HOMES	FOOTPRINT	TOTAL FOOTPRINT
70' x 98' LOTS	1	2,905	4	20	3,737	74,740
	2	3,906	5	35	3,122	109,270
	3	4,090	5	35	3,323	116,305
SUBTOTAL				90		300,315



WALLS & FENCING NOTE:

WALL AND FENCING HEIGHTS AND MATERIALS PER SEPARATE FENCING PLAN

(ON-STREET PARKING BOTH SIDES)

PRIVATE STREETS - STREETS "B" THROUGH "E"

REVISIONS			
MARK	DATE	DESCRIPTION	BY

REVIEWED BY:
DATE
DATE

ECG
Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

GREG MUSSER
PROJECT ENGINEER
R.C.E.
DATE: 04/04/2025

RPD - PRELIM. CIVIL SITE PLAN
HITCH RANCH
PLANNING AREA 1
CITY OF MOORPARK, CA

SCALE: HORIZ. AS NOTED VERT. AS NOTED
WORK ORDER 0047.04
DRAWN BY: RMS
CHECKED BY: GJM
SHEET NO. 1 OF 5

DRAWING: n:\projects\0047\04 hitch ranch - rpd\engineering\exhibits\tentative map\site plans\0047.04_sp_pa1.dwg

NOTE:

STORMWATER CONVEYANCE, DETENTION AND WATER QUALITY REQUIREMENTS ARE DETAILED IN THE TR 5708 MASTER BACKBONE STUDIES AND PLANS

OWNER/DEVELOPER

RWC HITCH RANCH, LLC
3760 KILROY AIRPORT WAY, SUITE 130
LONG BEACH, CA 90806
ATTN: HARRIET RAPISTA
(310) 546-5781

PA1 PARKING SUMMARY

	GARAGE REQUIRED	GARAGE PROVIDED
70' x 98' LOTS	270*	270

*PLANS GREATER THAN 2,800 sq.ft. REQUIRE 3 COVERED SPACES

PLANNING AREA 1 SUMMARY

	LAND USE	ACRES	DU/AC	DU	%
PLANNING AREA 1	SFD UNITS (& PRIVATE ST)	25.21		90	46
	OPEN SPACE	17.33			31
	MANUFACTURED SLOPES	12.87			23
	SUBTOTAL	**55.41 ±**	1.62	**90**	**100**

	PLAN #	SQ.FT.	BEDS	TOTAL HOMES	FOOTPRINT	TOTAL FOOTPRINT
70' x 98' LOTS	1	2,905	4	20	3,737	74,740
	2	3,906	5	35	3,122	109,270
	3	4,090	5	35	3,323	116,305
SUBTOTAL				90		300,315

LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- MOUNTABLE SURFACE AT TRAFFIC CIRCLE
- TRAIL
- ROAD CENTERLINE
- BOUNDARY/LOT LINE

511-0-010-455 SINGLE-FAMILY RESIDENCE

511-0-010-475 SINGLE-FAMILY RESIDENCE

SINGLE-FAMILY RESIDENCE

511-0-010-245

TRACT BOUNDARY

502-0-160-095 OPEN SPACE

DEBRIS BASIN

DEBRIS BASIN

A OPEN SPACE

STREET "B" (PRIVATE)

STREET "C" (PRIVATE)

STREET "E" (PRIV.,TE)

STREET "D" (PRIVATE)

STREET "A" (PUBLIC)

NORTH HILLS PKWY (PUBLIC)

8" WATER
8" SEWER

S1 S2 S3 S4

E OPEN SPACE

F OPEN SPACE

G OPEN SPACE

H BASIN 2A

P.A.2

SCALE: 1"=60'

0 60 120 180

NOTE: SEWER LINE THROUGH P.A. 2 SHALL BE CONSTRUCTED TO CONNECT TO STREET A PRIOR TO OR CONCURRENT WITH THE CONSTRUCTION OF P.A. 1.

WALLS & FENCING NOTE:

WALL AND FENCING HEIGHTS AND MATERIALS PER SEPARATE FENCING PLAN

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

DATE

DATE

ECG Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

GREG MUSSER
PROJECT ENGINEER
R.C.E.

DATE: 04/04/2025

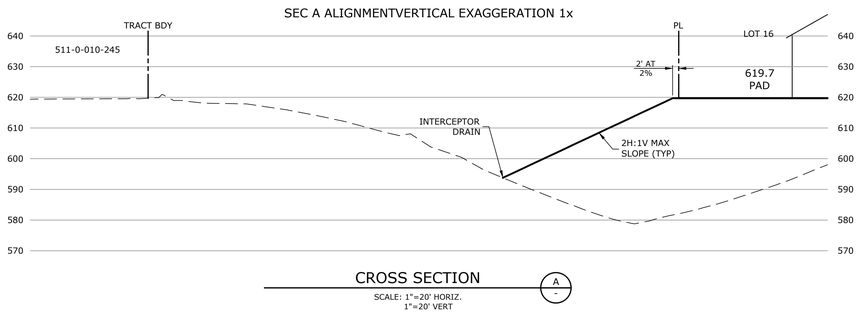
RPD - PRELIM. CIVIL PLAN
HITCH RANCH
PLANNING AREA 1
CITY OF MOORPARK, CA

SCALE: HORIZ. AS NOTED VERT. AS NOTED

WORK ORDER 0047.04
DRAWN BY: RMS
CHECKED BY: GJM

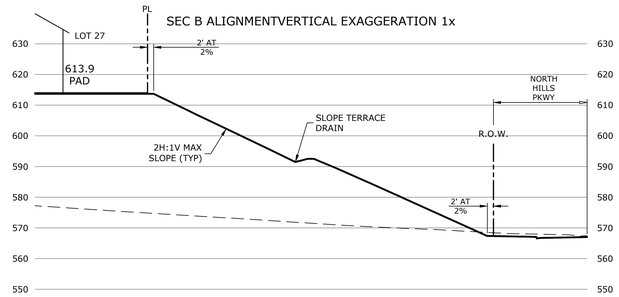
SHEET NO. 2 OF 5

DRAWING: e:\projects\0047.04 hitch ranch - rpd\engineering\acad\tentative map\0047.04_-_rpd_pa1.dwg



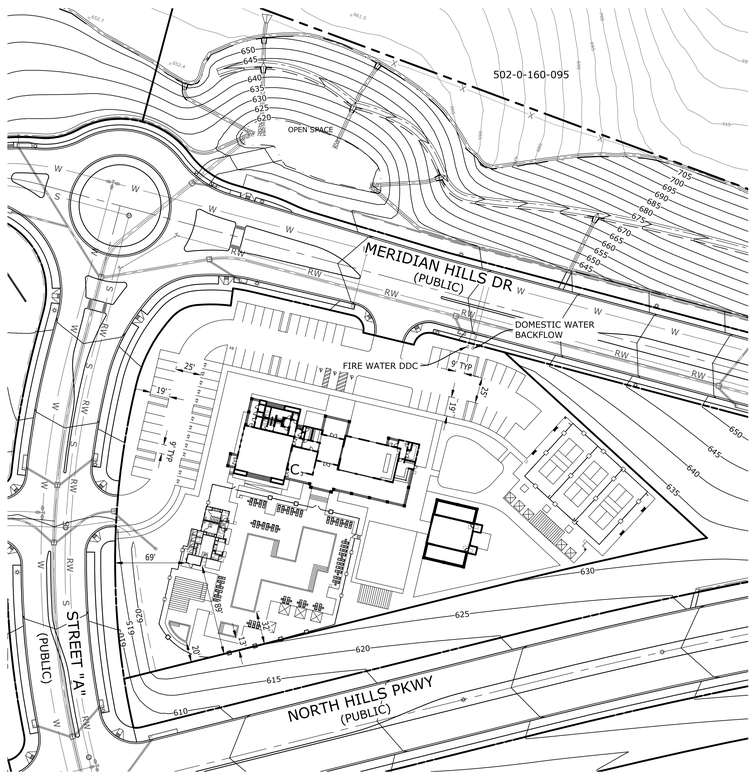
CROSS SECTION A

SCALE: 1"=20' HORIZ.
1"=20' VERT

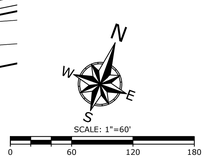


CROSS SECTION B

SCALE: 1"=20' HORIZ.
1"=20' VERT

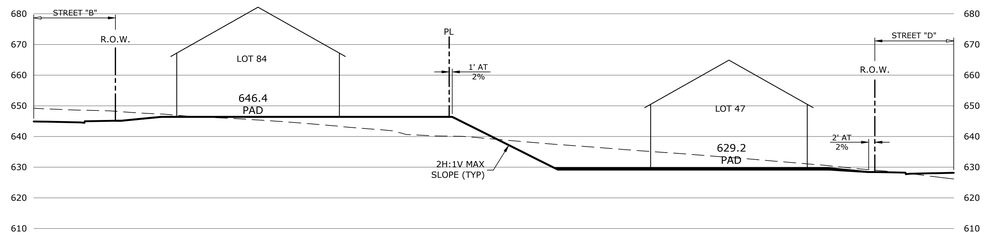


PLANNING AREA 1A - OUTLOOK



SCALE: 1"=60'

0 60 120 180



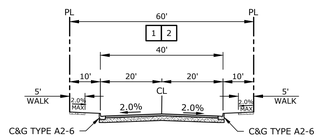
CROSS SECTION C

SCALE: 1"=20' HORIZ.
1"=20' VERT

PA1A PARKING SUMMARY

	SPACES REQUIRED	SPACES PROVIDED
OUTLOOK REC	1 PER 125 sq.ft.*	66
ADA:	2 STD, 1 VAN	
EV:	13 (3 EVSE)	

*FINAL PARKING COUNT TO BE DETERMINED BY SPECIFIC PLAN AND/OR SPECIFIED BY PERMIT PER CODE



(ON-STREET PARKING BOTH SIDES)

PRIVATE STREETS - STREETS "B" THROUGH "E"

EASEMENT LIST

NEW EASEMENTS

1 PUBLIC UTILITY AND ACCESS EASEMENT IN FAVOR OF VENTURA COUNTY WATERWORKS DISTRICT No. 1

2 PUBLIC ACCESS EASEMENT OVER ALL PRIVATE STREETS IN FAVOR OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH, AND WELFARE

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

DATE

DATE

ECG Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

GREG MUSSER
PROJECT ENGINEER
R.C.E.

DATE: 04/04/2025

RPD - PRELIM. CIVIL PLAN
HITCH RANCH
PLANNING AREA 1 & 1A
CITY OF MOORPARK, CA

SCALE: HORIZ. AS NOTED VERT. AS NOTED

WORK ORDER 0047.04
DRAWN BY: RMS
CHECKED BY: GJM

SHEET NO. 3 OF 5

DRAWING: e:\projects\0047\04 hitch ranch - rpd\engineering\acad\tentative map\0047-04_ rpd_pa1.dwg

LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- MOUNTABLE SURFACE AT TRAFFIC CIRCLE
- TRAIL
- ROAD CENTERLINE
- PHASING LINE
- PH1 PHASING LABEL

511-0-010-455
SINGLE-FAMILY RESIDENCE

511-0-010-475
SINGLE-FAMILY RESIDENCE

SINGLE-FAMILY RESIDENCE

511-0-010-245

TRACT BOUNDARY

502-0-160-095
OPEN SPACE

A
OPEN SPACE

DEBRIS BASIN

DEBRIS BASIN

PH1 PH2 PH3 PH4 PH5 PH6 PH7 PH8 PH9 PH10 PH11

STREET "B" (PRIVATE)

STREET "C" (PRIVATE)

STREET "D" (PRIVATE)

STREET "E" (PRIVATE)

S1 S2 S4

B/O PH M PH

E
OPEN SPACE

STREET "A" (PUBLIC)

F
OPEN SPACE

NORTH HILLS PKWY (PUBLIC)

OPEN SPACE

OPEN SPACE
G

H
BASIN 2A

R=262

P.A.2

N
W E
S

SCALE: 1"=60'
0 60 120 180

REVISIONS			
MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

DATE

DATE

ECG
Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

GREG MUSSER DATE: 04/04/2025
PROJECT ENGINEER
R.C.E.

RPD - PRELIM. PHASING PLAN
HITCH RANCH
PLANNING AREA 1
CITY OF MOORPARK, CA

SCALE: HORIZ. AS NOTED VERT. AS NOTED

WORK ORDER 0047.04
DRAWN BY: RMS
CHECKED BY: GJM

SHEET NO. 4 OF 5

DRAWING: n:\projects\0047\04 hitch ranch - rpd\engineering\acad\exhibits\0047.04_rpd_pa1_phasing.dwg

PA-1 TREE REMOVAL SUMMARY

TREE NUMBER
257
258
262
263
264
265

LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- MOUNTABLE SURFACE AT TRAFFIC CIRCLE
- ROAD CENTERLINE
- PROPERTY LINE
- (264) TREE REMOVAL LOCATION

511-0-010-455
SINGLE-FAMILY RESIDENCE

511-0-010-475
SINGLE-FAMILY RESIDENCE

SINGLE-FAMILY RESIDENCE

PROPERTY/LOT LINE

TRACT BOUNDARY

511-0-010-245

TRACT BOUNDARY

502-0-160-095
OPEN SPACE

OPEN SPACE

DEBRIS BASIN

DEBRIS BASIN

OPEN SPACE

STREET "B" (PRIVATE)

STREET "C" (PRIVATE)

STREET "E" (PRIVATE)

STREET "D" (PRIVATE)

STREET "A" (PUBLIC)

OPEN SPACE

OPEN SPACE

NORTH HILLS PKWY (PUBLIC)

OPEN SPACE

OPEN SPACE

R=562

R=562

BASIN 2A

P.A.2

N
W
E
S

SCALE: 1"=60'
0 60 120 180

DRAWING: n:\projects\0047\04 hitch ranch - rpd\engineering\acad\tentative map\tree removal\0047.04_tree_pa1.dwg

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

DATE

DATE

Encompass Consultant Group
333 N. LANTANA ST., SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

GREG MUSSER
PROJECT ENGINEER
R.C.E.

DATE: 04/04/2025

TREE REMOVAL SITE PLAN
HITCH RANCH
PLANNING AREA 1
CITY OF MOORPARK, CA

SCALE: HORIZ. AS NOTED VERT. AS NOTED

WORK ORDER 0047.04
DRAWN BY: RMS
CHECKED BY: GJM

SHEET NO. 5 OF 5



SCHEME #	12	'C' ELEVATIONS	FARMHOUSE	
FASCIA, BARGE, HEADERS, BEAMS, POSTS, KICKERS & GARAGE DOORS	SW 7063 ROCK BOTTOM	CERAMIC TILES	————	
TRIM W. ONLY	————	STONE	————	CUTSTONEWOOD EUROPEAN LEDGE
SHUTTERS & ENTRY DOORS	SW 6244 NAVAL	STONE MORTAR	————	GREYSTACK
BASE STUCCO	SW 7024 FUNCTIONAL GRAY	'S' ROOF TILE	————	
		FLAT ROOF TILE	SCP-8004	
SIDING	SW 7505 MANOR HOUSE	GUTTERS & DOWNSPOUT		MUSKET

SCHEME #	2	'A' ELEVATIONS	SPANISH	
FASCIA, BARGE, HEADERS, BEAMS, POSTS, KICKERS & GARAGE DOORS	SW 7063 PORPOISE	CERAMIC TILES	CAMBRIA GLOSS TEMPERED CHESTNUT MATTE	
TRIM W. ONLY	SW 9503 WHITE ROOM GREY	STONE	————	
SHUTTERS & ENTRY DOORS	SW 2837 AURORA BROWN	STONE MORTAR	————	
BASE STUCCO	SW 7568 NEUTRAL GROUND	'S' ROOF TILE	3680	
		FLAT ROOF TILE	————	
SIDING	————	GUTTERS & DOWNSPOUT		BRONZE

SCHEME #	7	'B' ELEVATION	COTTAGE	
FASCIA, BARGE, HEADERS, BEAMS, POSTS, KICKERS & GARAGE DOORS	SW 7027 GAUNTLET GRAY	CERAMIC TILES	————	
TRIM W. ONLY	————	STONE	CASA BLANCA ROUGHCUT	
SHUTTERS & ENTRY DOORS	SW 9141 WATERLOO	STONE MORTAR	CINCO WHITE FLUSHED JOINTS	
BASE STUCCO	SW 7641 COLONNADE GRAY	'S' ROOF TILE	————	
		FLAT ROOF TILE	4810	
SIDING	————	GUTTERS & DOWNSPOUT		BRONZE

ROOF: STEEL
PAINT: SHERWIN WILLIAMS
STONE: ELDORADO
STONE MORTAR COMPONENTS: CUSTOM BLT
BRICK: PLYGEM - AUSTIN
WINDOW FRAME COLOR: TAN
GARAGE DOORS
GARAGE WEATHER STRIPPING: WATCH ADJACENT
WAINSCOT BASE: DW 6990 CAVIAR
WAINSCOT CAP: DW 6990 CAVIAR
STAIRS/ TRIM: TERRA T-10052



CONCEPTUAL STREETSCENE 1

HITCH RANCH PA 1 70x98

Moorpark, California

0 2 4 8

366.24068

A-1

12.05.25

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	SCHEME 1	'A' ELEVATIONS	SPANISH	
	SCHEME #	1		
1	FASCIA, BARGE, RAFTERS, HEADERS, BEAMS, POSTS, KICKERS & GARAGE DOORS	SW 7680 SMOKEHOUSE	CERAMIC TILES	MONIERTE 7 CHARCOAL/ GREEN MATTE
2	TRIM @ ONLY	SW 7051 NETWORK GRAY	STONE	———
3	SHUTTERS & ENTRY DOORS	SW 6235 FOGGY DAY	STONE MORTAR	———
4	BASE STUCCO	SW 7566 WEB OF HIGHLAND WHITE	'S' ROOF TILE	3445
	———	———	FLAT ROOF TILE	———
	SIDING	———	GUTTERS & DOWNSPOUT	BEAVER BROWN

	SCHEME 8	'B' ELEVATION	COTTAGE	
	SCHEME #	8		
1	FASCIA, BARGE, RAFTERS, HEADERS, BEAMS, POSTS, KICKERS & GARAGE DOORS	SW 2849 RICH SOFT PEWTER	CERAMIC TILES	———
3	TRIM @ ONLY	———	STONE	MOONLIGHT ROUGHCUT
4	SHUTTERS & ENTRY DOORS	SW 2807 RICHWOOD MEDIUM	STONE MORTAR	CIRCO PALE/MORE PLUSHED JOINTS
	BASE STUCCO	SW 7632 GRAY AREA	'S' ROOF TILE	———
	———	———	FLAT ROOF TILE	4654
	SIDING	———	GUTTERS & DOWNSPOUT	WEATHERED BRONZE

	SCHEME 9	'C' ELEVATIONS	FARMHOUSE	
	SCHEME #	9		
1	FASCIA, BARGE, RAFTERS, HEADERS, BEAMS, POSTS, KICKERS & GARAGE DOORS	SW 9178 CYBERSPACE	CERAMIC TILES	———
3	TRIM @ ONLY	———	STONE	SEA CLIFF WEATHERED LEDGE
4	SHUTTERS & ENTRY DOORS	SW 6990 CAVIAR	STONE MORTAR	DRYSTACK
5	BASE STUCCO	SW 7666 FLEUR DE SEL	'S' ROOF TILE	———
	———	———	FLAT ROOF TILE	5503
	SIDING	SW 7005 PURE WHITE	GUTTERS & DOWNSPOUT	BLACK

DOOR: STAIN
PAINT: SHERWIN WILLIAMS
STONE: ELDORADO
ROOF TILE MANUFACTURER/CONCRETE: EAGLE ROOFING
BRICK: PG BRICK - AUSTIN
WINDOW FRAME COLOR: TAN
GARAGE DOOR:
GARAGE WEATHER STRIPPING: WATCH ASSAULT
HEADLIGHT IRON: SW 6990 CAVIAR
RAILING: SW 6990 CAVIAR
STAIRS/ TRIM: TERRA 7 YUKO



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CONCEPTUAL STREETSCENE 2

HITCH RANCH PA 1 70x98

Moorpark, California

0 2 4 8

366.24068

A-2

12.05.25

LENNAR



	SCHEMES 5 'B' ELEVATION COTTAGE		
	SCHEME #	5	
1	FASCIA, EAVES, HEADERS, BEAMS, POSTS, KICKERS & GARAGE DOORS	SW 6985 SABLE	CERAMIC TILES ———
3	TRIM 'A' ONLY	———	STONE VINEYARD TRAIL ROUGHCUT
4	SHUTTERS & ENTRY DOORS	SW 6371 ROCKY RIVER	STONE MORTAR CBCO PALE SMOKE FLUSHED JOINTS
	BASE STUCCO	SW 7542 NATURAL	'S' ROOF TILE ———
			FLAT ROOF TILE SW 8828
	SIDING ———		GUTTERS & DOWNSPOUT BEAVER BROWN

	SCHEME 10 'C' ELEVATIONS FARMHOUSE		
	SCHEME #	10	
1	FASCIA, EAVES, HEADERS, BEAMS, POSTS, KICKERS & GARAGE DOORS	SW 7010 WHITE DUCK	CERAMIC TILES ———
3	TRIM 'A' ONLY	———	STONE GLACIER EUROPEAN LEDGE CRYSTACK
4	SHUTTERS & ENTRY DOORS	SW 9175 DEEP FOREST BROWN	STONE MORTAR ———
	BASE STUCCO	SW 7650 ELLIE GRAY	'S' ROOF TILE ———
5			FLAT ROOF TILE 5699
	SIDING ———	SW 7665 WALL STREET	GUTTERS & DOWNSPOUT SATIN WHITE

	SCHEME 3 'A' ELEVATIONS SPANISH		
	SCHEME #	3	
1	FASCIA, EAVES, HEADERS, BEAMS, POSTS, KICKERS & GARAGE DOORS	SW 7027 HICKORY SMOKE	CERAMIC TILES SANTA MONICA JADE GLOSS
2	TRIM 'A' ONLY	SW 7513 SANDERLING	STONE ———
3	SHUTTERS & ENTRY DOORS	SW 6166 ECLIPSE	STONE MORTAR ———
4	BASE STUCCO	SW 7529 SAND BEACH	'S' ROOF TILE 3646
			FLAT ROOF TILE
	SIDING ———		GUTTERS & DOWNSPOUT MEDITERRED COPPER

ROOF:	SPEED
PAINT:	SHERWIN WILLIAMS
STONE:	ELDORADO
GARAGE DOOR ACCENTS:	CUSTOM BUT
BRICK:	PG BRICK - AUSTIN
WINDOW FRAME COLOR:	TAN
GUTTER:	
GARAGE WEATHER STRIPPING:	WATCH ASSAUGHT
BASELIGHT IRON:	SW 6990 CAVIAR
STUCCO:	LA HABRA 20
CERAMIC TILE:	TERRA T-10032



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CONCEPTUAL STREETSCENE 3

HITCH RANCH PA 1 70x98

Moorpark, California

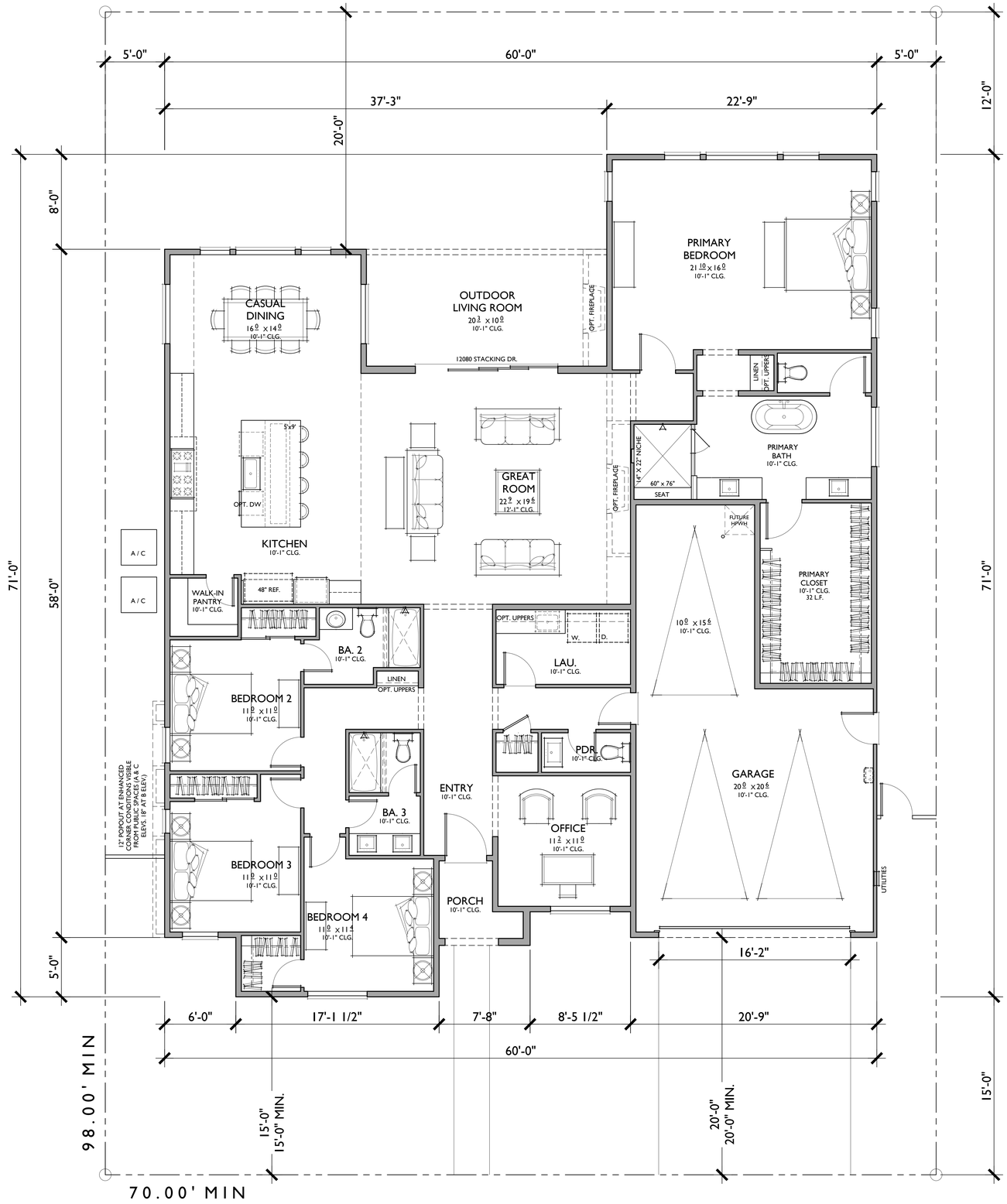
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A-3

12.05.25

LENNAR



PLAN 1A

TARGET: 2,950 SQ. FT.
4 BEDROOMS / 3.5 BATHS
3 - CAR TANDEM

FLOOR AREA TABLE

TOTAL LIVING	**2,913 SQ. FT.**
3 - CAR TANDEM	581 SQ. FT.
OUTDOOR LIVING	200 SQ. FT.
PORCH	41 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1A
Reflects Spanish Elevation

HITCH RANCH PA 1 70 x 98
Moorpark, California

0 2 4 8

366.24068

A-4

12.05.25

LENNAR®



REAR



FRONT

SPANISH
1/4"=1'-0"

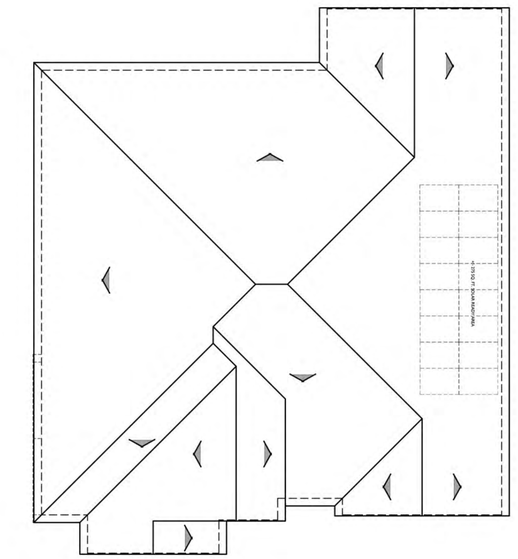


LEFT

12" POPOUT AT ENHANCED
CORNER CONDITIONS VISIBLE
FROM PUBLIC SPACES



RIGHT



ROOF PLAN A

PITCH: 3.5:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 1A
Spanish Elevation

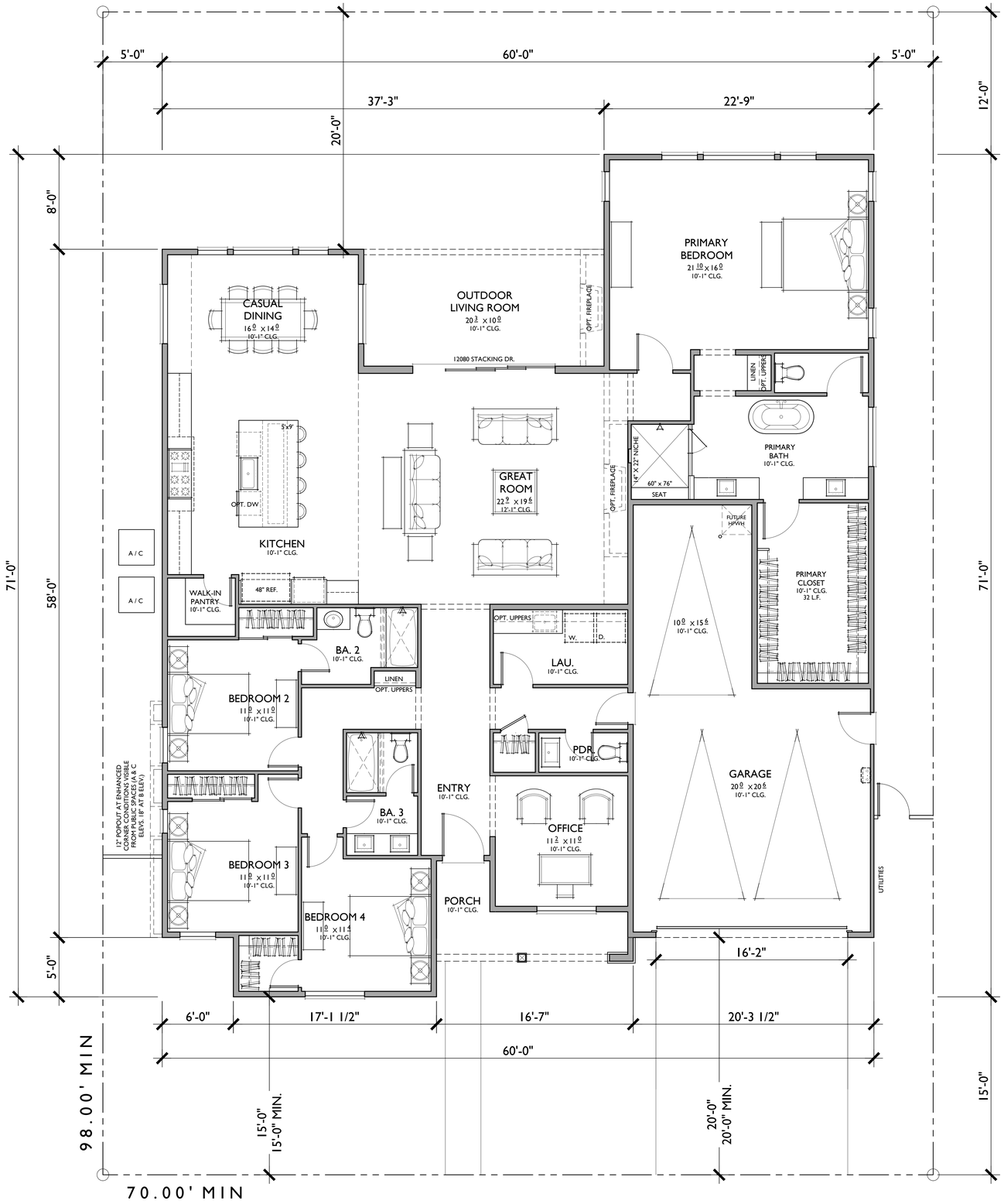
HITCH RANCH PA 1 70 x 98

Moorpark, California

0 2 4 8

366.24068

LENNAR



PLAN 1B

TARGET: 2,950 SQ. FT.
4 BEDROOMS / 3.5 BATHS
3 - CAR TANDEM

FLOOR AREA TABLE

TOTAL LIVING	**2,913 SQ. FT.**
3 - CAR TANDEM	581 SQ. FT.
OUTDOOR LIVING	200 SQ. FT.
PORCH	88 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1B
Reflects Cottage Elevation

HITCH RANCH PA 1 70 x 98
Moorpark, California

0 2 4 8

366.24068

LENNAR®



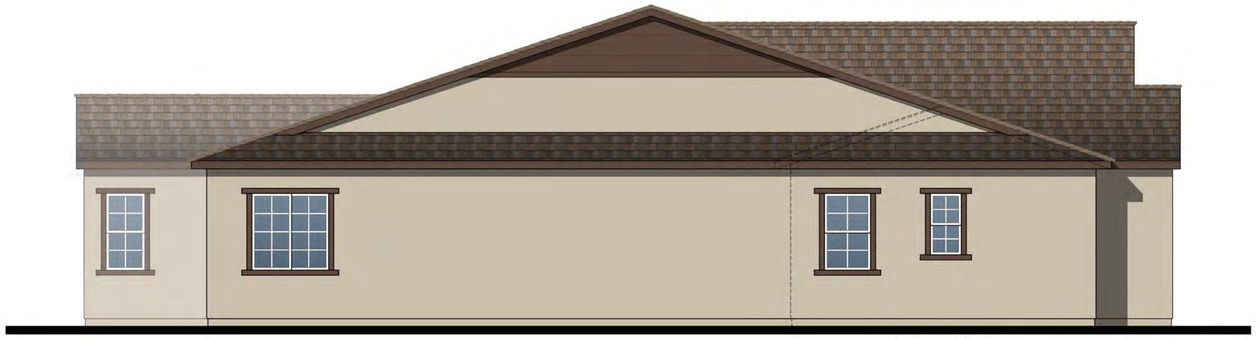
REAR



FRONT

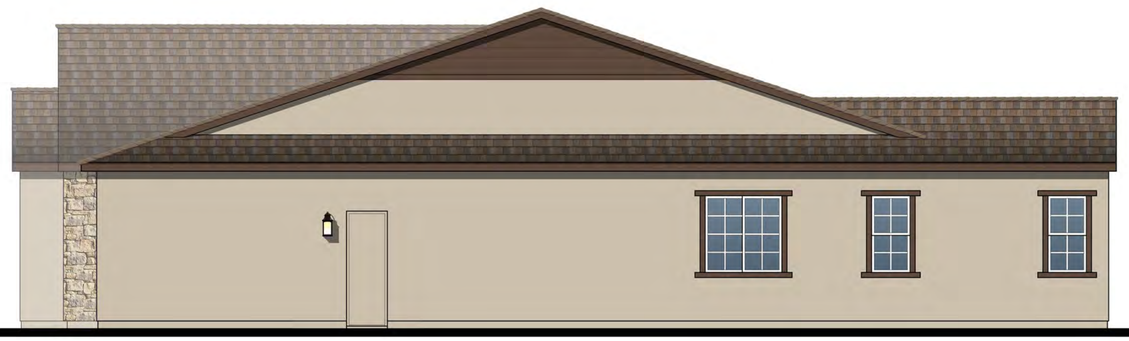
COTTAGE

1/4"=1'-0"

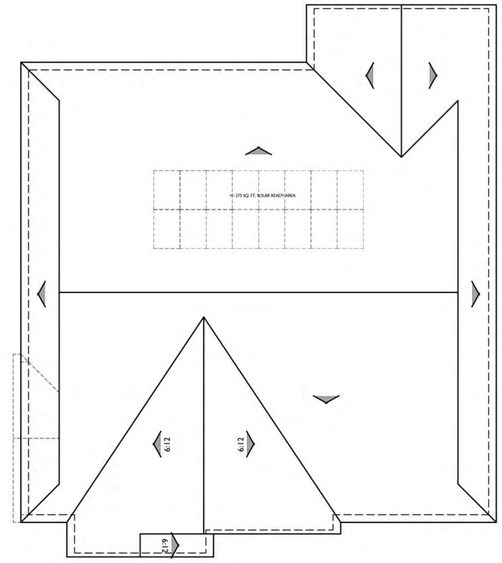


LEFT

12" POPOUT AT ENHANCED
CORNER CONDITIONS VISIBLE
FROM PUBLIC SPACES



RIGHT



ROOF PLAN B

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

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fax +1 949 553 0548

PLAN 1B
Cottage Elevation

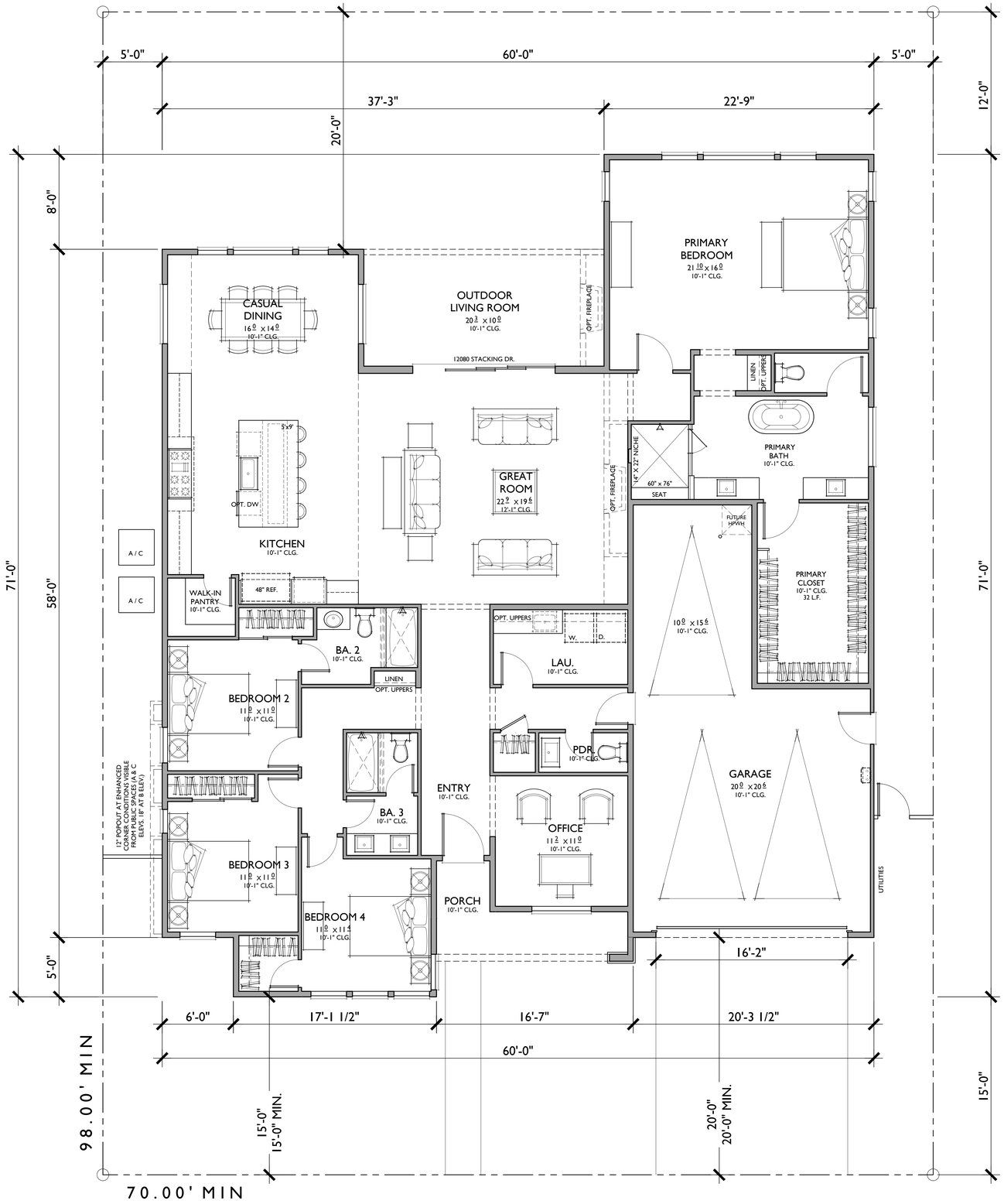
HITCH RANCH PA 1 70 x 98

Moorpark, California

0 2 4 8

366.24068

LENNAR®



PLAN 1C

TARGET: 2,950 SQ. FT.
4 BEDROOMS / 3.5 BATHS
3 - CAR TANDEM

FLOOR AREA TABLE

TOTAL LIVING	**2,913 SQ. FT.**
3 - CAR TANDEM	581 SQ. FT.
OUTDOOR LIVING	200 SQ. FT.
PORCH	41 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1C
Reflects Farmhouse Elevation

HITCH RANCH PA 1 70 x 98
Moorpark, California

0 2 4 8

366.24068

LENNAR



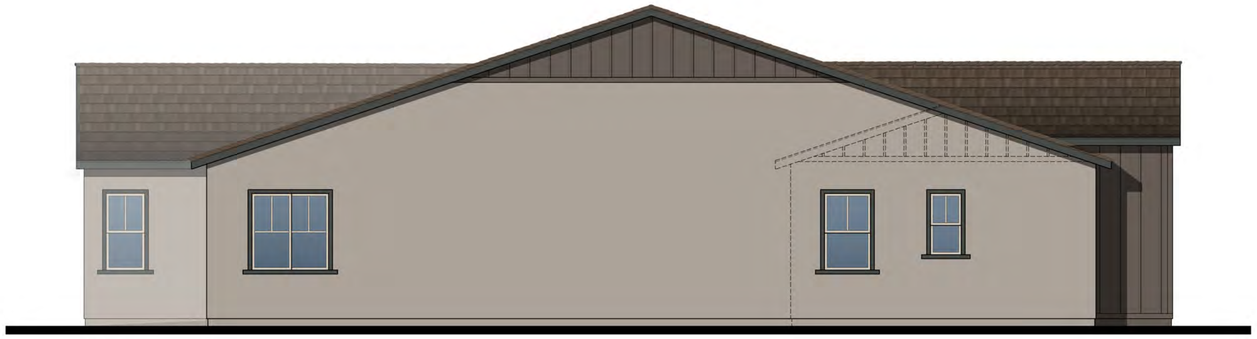
REAR



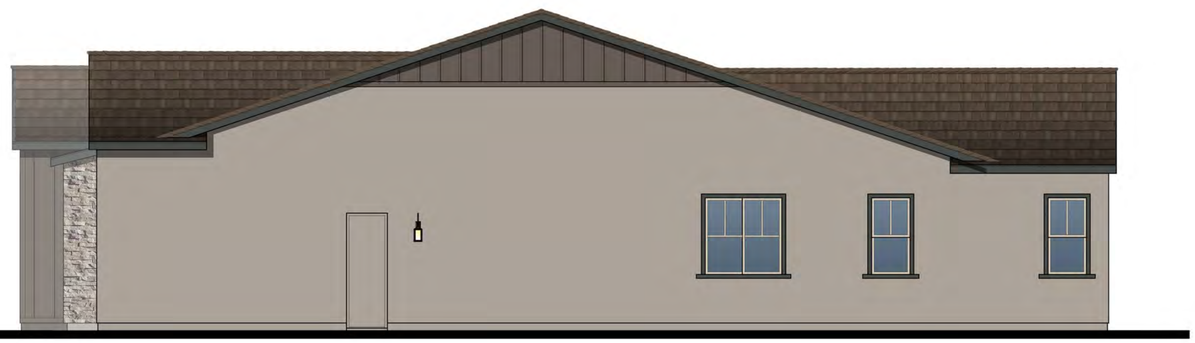
FRONT

FARMHOUSE

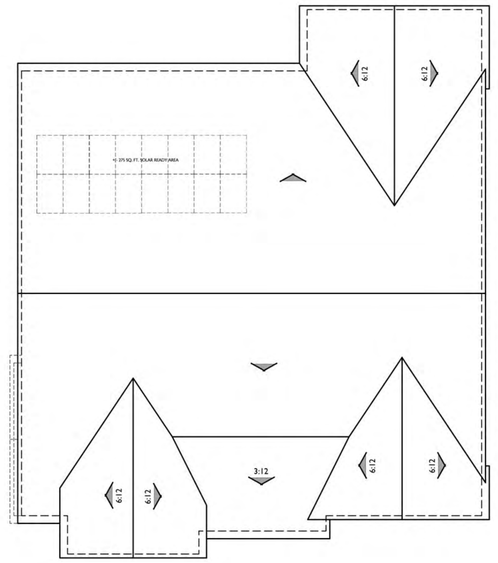
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN C

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 1C

Farmhouse Elevation

HITCH RANCH PA 1 70 x 98

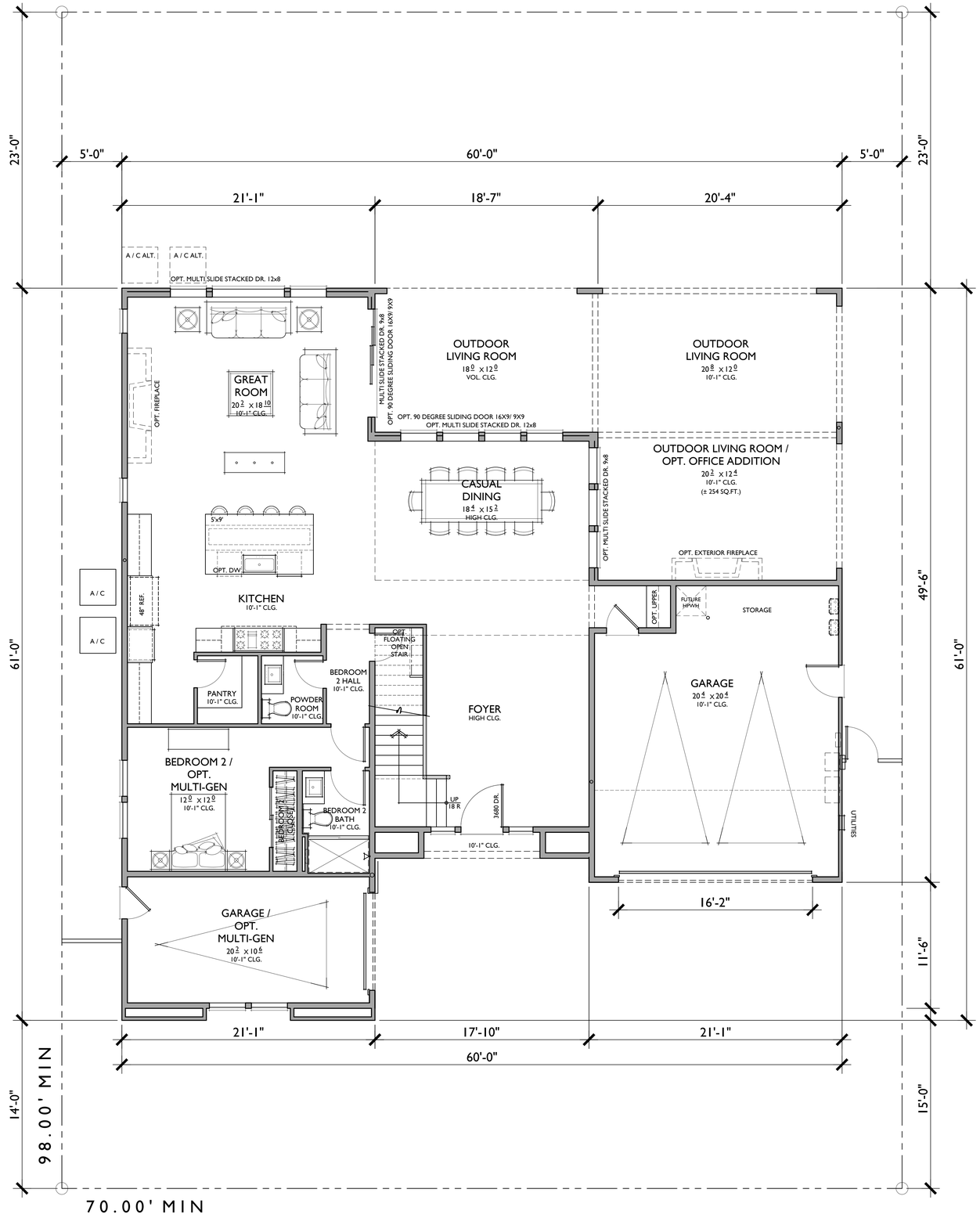
Moorpark, California

0 2 4 8

366.24068

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PLAN 2A

5 BEDROOMS / 5.5 BATHS / LOFT
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,678 SQ. FT.
2ND FLOOR	2,228 SQ. FT.
TOTAL LIVING	**3,906 SQ. FT.**
3 - CAR GARAGE	720 SQ. FT.
OUTDOOR LIVING	467 SQ. FT.
PORCH	24 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2A
Reflects Spanish Elevation

HITCH RANCH PA I 70 x 98
Moorpark, California

0 2 4 8

366.24068

A-10

12.05.25

LENNAR



REAR



FRONT

SPANISH
1/4"=1'-0"

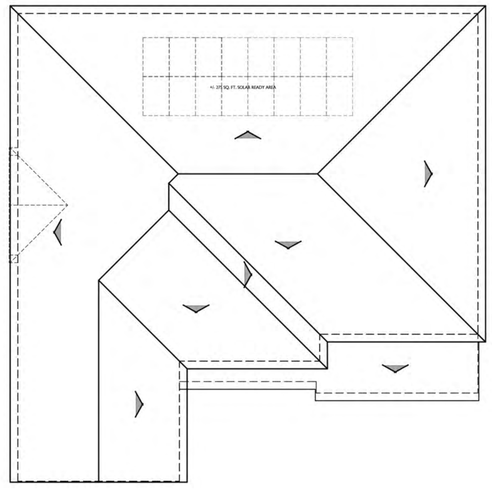


LEFT

12" POPOUT AT ENHANCED CORNER CONDITIONS VISIBLE FROM PUBLIC SPACES



RIGHT



ROOF PLAN A

1/8"=1'-0"

PITCH: 3.5:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 2A
Spanish Elevation

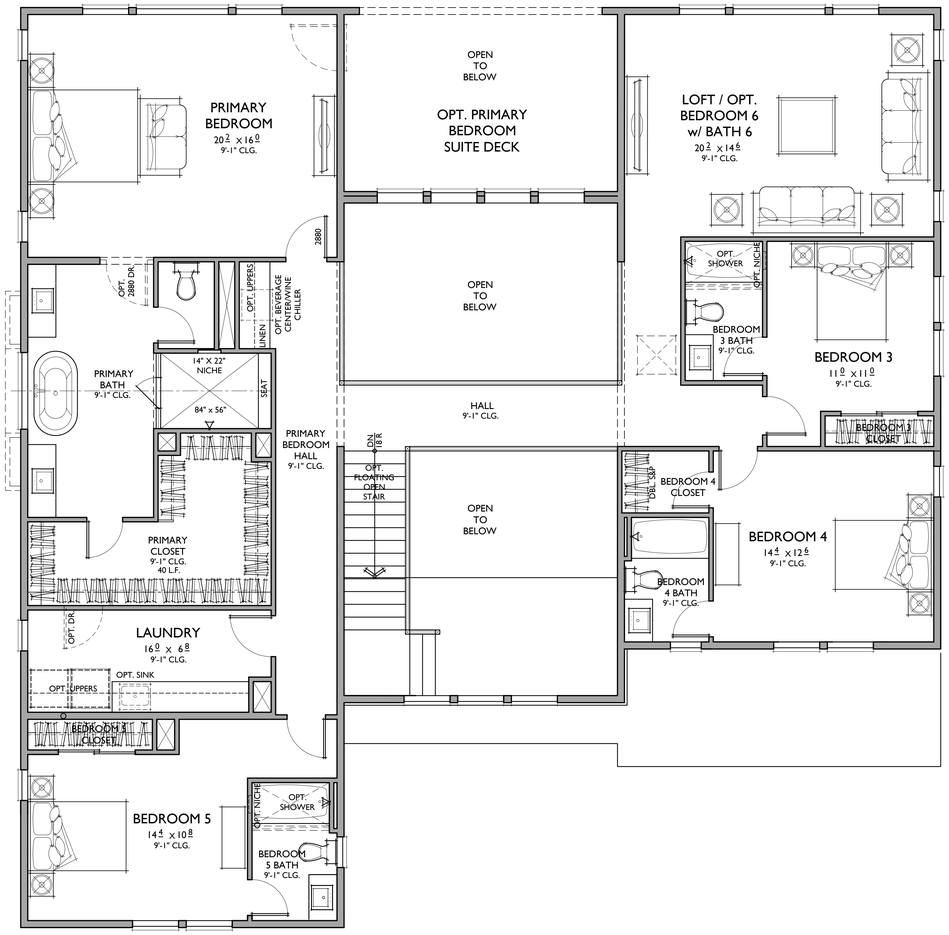
HITCH RANCH PA 1 70 x 98

Moorpark, California

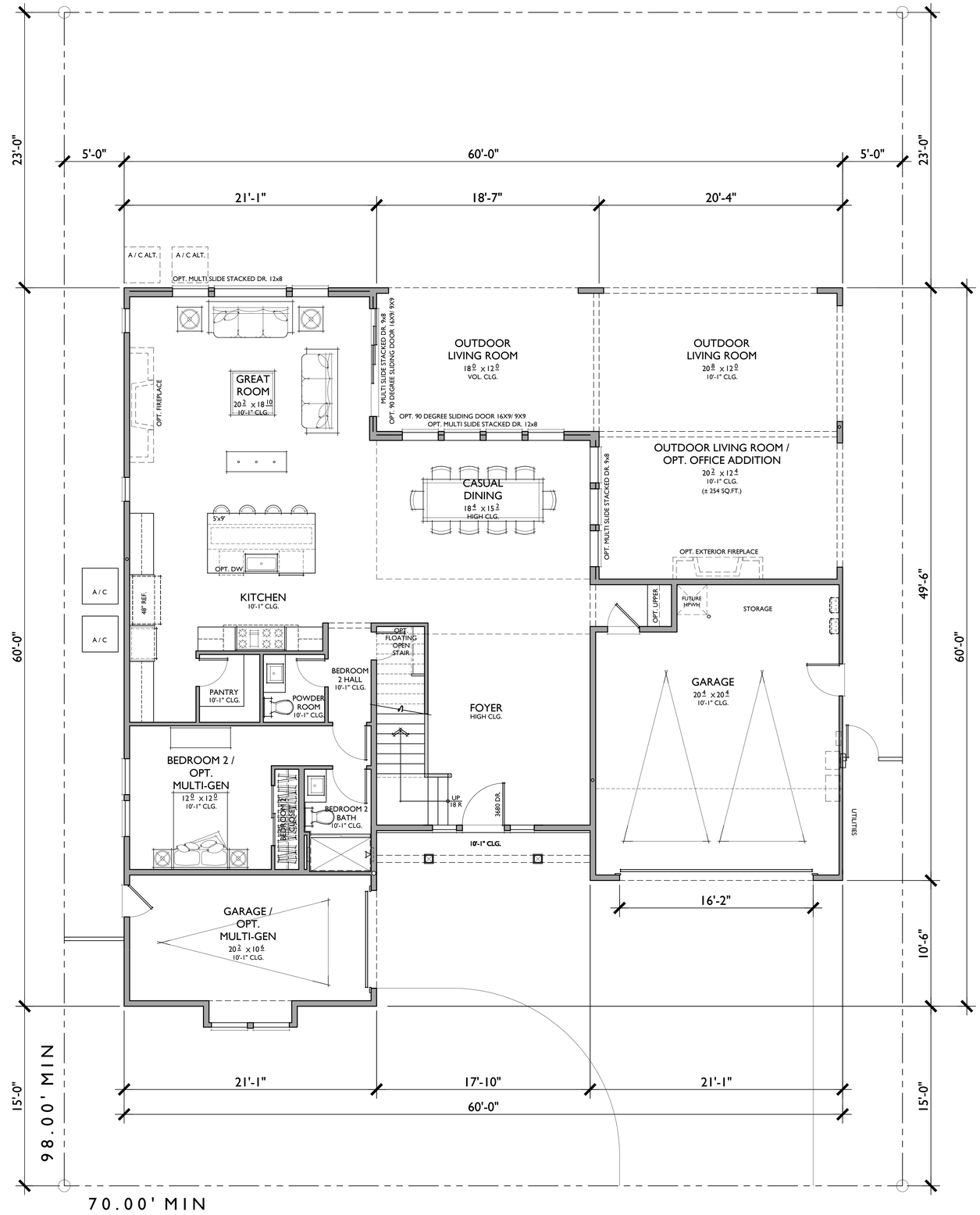
0 2 4 8

366.24068

LENNAR



12" POPOUT AT ENHANCED CORNER CONDITIONS VISIBLE FROM PUBLIC SPACES (A & C ELEVS. 18" AT B ELEV.)



PLAN 2B

5 BEDROOMS / 5.5 BATHS / LOFT
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,678 SQ. FT.
2ND FLOOR	2,228 SQ. FT.
TOTAL LIVING	**3,906 SQ. FT.**
3 - CAR GARAGE	720 SQ. FT.
OUTDOOR LIVING	724 SQ. FT.
PORCH	49 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2B
Reflects Cottage Elevation

HITCH RANCH PA I 70 x 98
Moorpark, California

0 2 4 8

366.24068

A-12

12.05.25

LENNAR®



REAR



FRONT

COTTAGE

1/4"=1'-0"

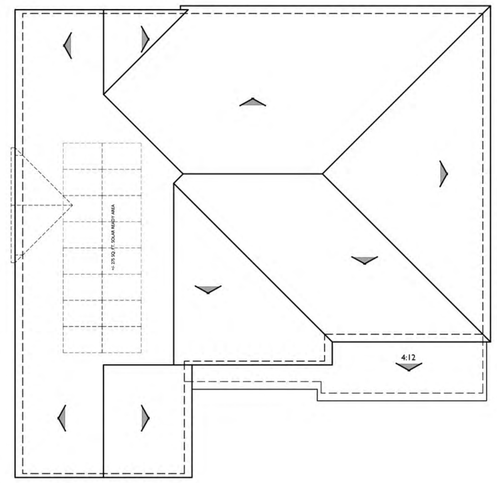


LEFT

12" POPOUT AT ENHANCED CORNER CONDITIONS VISIBLE FROM PUBLIC SPACES



RIGHT



ROOF PLAN B

1/8"=1'-0"

PITCH: 6:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 2B

Cottage Elevation

HITCH RANCH PA I 70 x 98

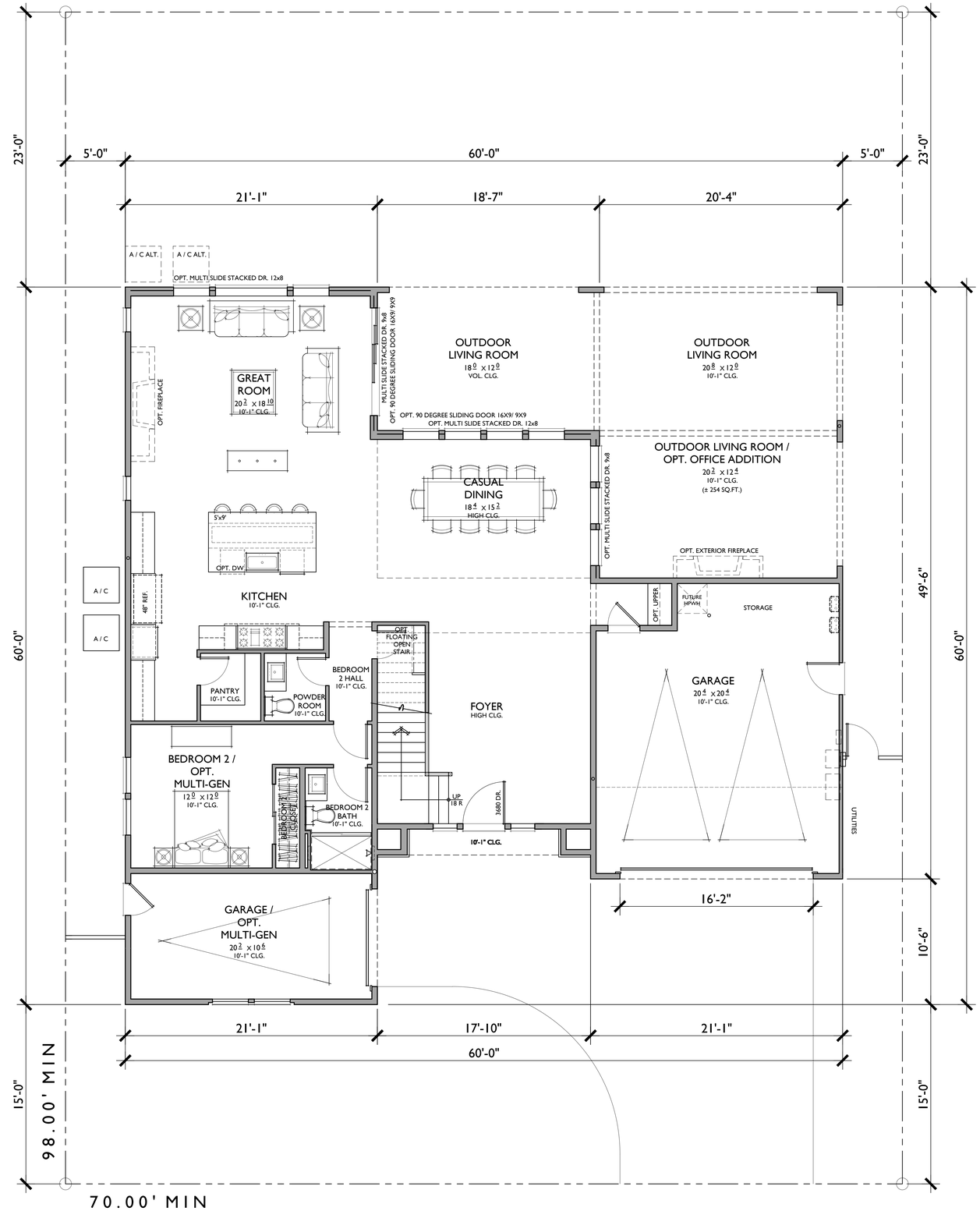
Moorpark, California

0 2 4 8

366.24068

LENNAR





PLAN 2C

5 BEDROOMS / 5.5 BATHS / LOFT
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,678 SQ. FT.
2ND FLOOR	2,228 SQ. FT.
TOTAL LIVING	**3,906 SQ. FT.**
3 - CAR GARAGE	720 SQ. FT.
OUTDOOR LIVING	724 SQ. FT.
PORCH	24 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2C
Reflects Farmhouse Elevation

HITCH RANCH PA I 70 x 98
Moorpark, California

0 2 4 8

366.24068

A-14

12.05.25

LENNAR®



REAR



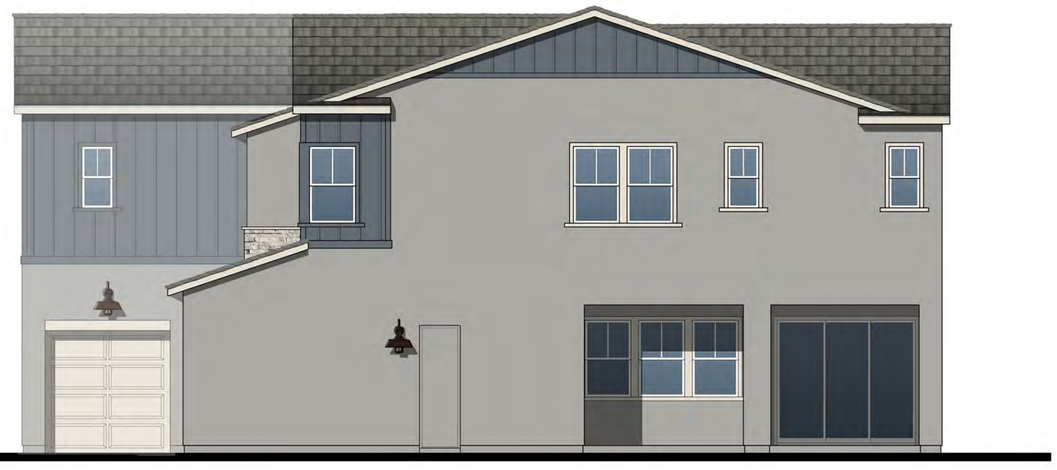
FRONT

FARMHOUSE

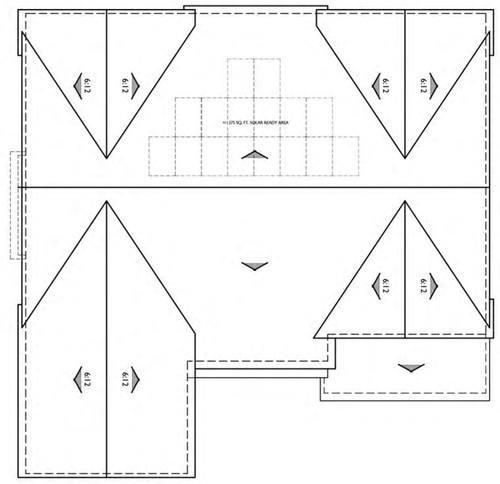
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN

C

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 2C

Farmhouse Elevation

HITCH RANCH PA I 70 x 98

Moorpark, California

0 2 4 8

366.24068

A-15

12.05.25

LENNAR



REAR AT OPTIONAL PRIMARY SUITE DECK A



REAR AT OPTIONAL PRIMARY SUITE DECK B



REAR AT OPTIONAL PRIMARY SUITE DECK C

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PLAN 2
Options

HITCH RANCH PA I 70 x 98

Moorpark , California

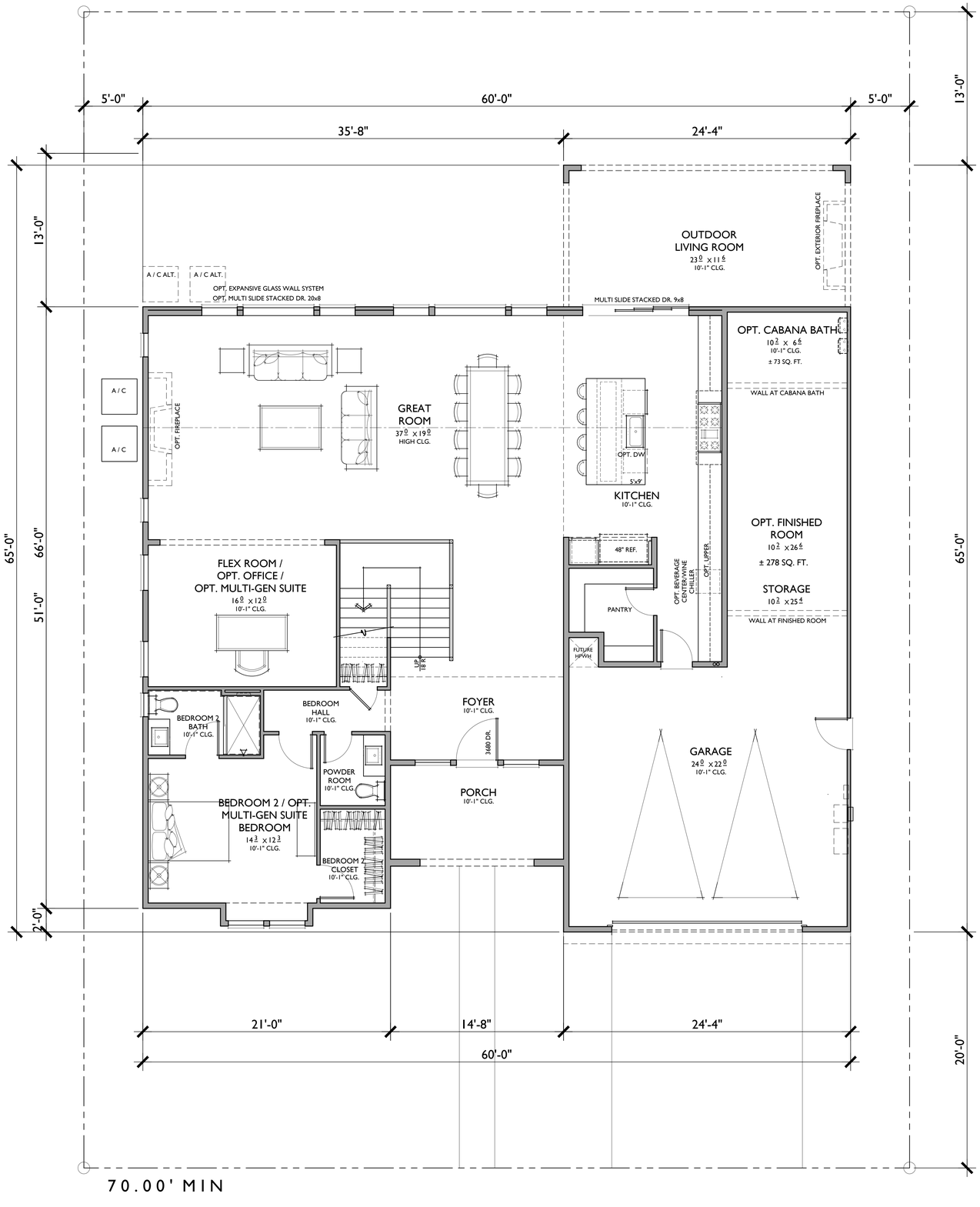
0 2 4 8

366.24068

A-15.2 12.05.25

LENNAR®





PLAN 3A

5 BEDROOMS / 5.5 BATHS / FLEX ROOM / LOFT
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,075 SQ. FT.
2ND FLOOR	2,101 SQ. FT.
TOTAL LIVING	**4,176 SQ. FT.**
3 - CAR GARAGE	868 SQ. FT.
OUTDOOR LIVING	292 SQ. FT.
PORCH	128 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3A
Reflects Spanish Elevation

HITCH RANCH PA I 70 x 98
Moorpark, California

0 2 4 8

366.24068

A-16

12.05.25

LENNAR



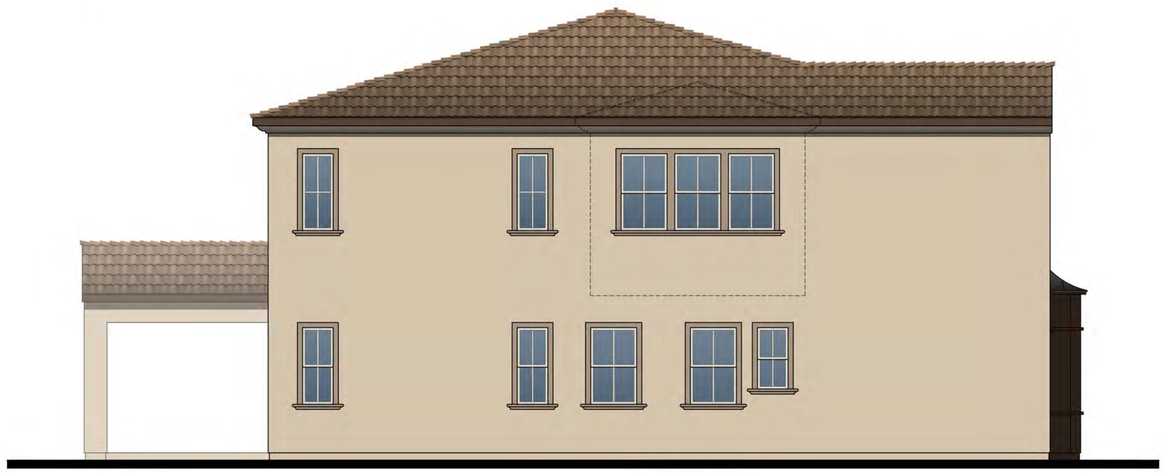
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FRONT

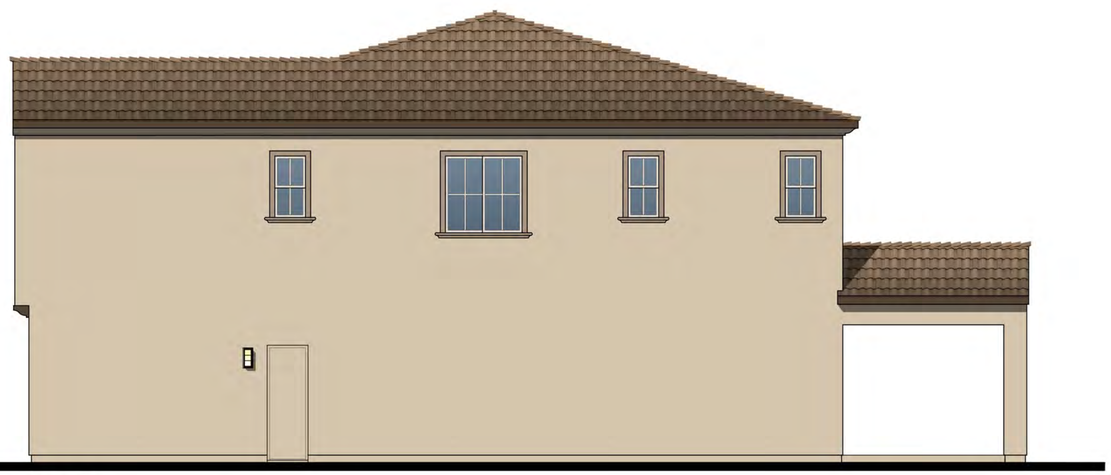
SPANISH

1/4"=1'-0"

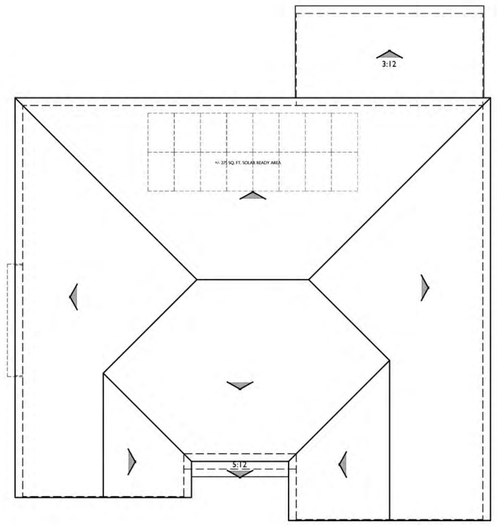


LEFT

12" POPOUT AT ENHANCED CORNER CONDITIONS VISIBLE FROM PUBLIC SPACES



RIGHT



ROOF PLAN

A

1/8"=1'-0"

PITCH: 3.5:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 3A

Spanish Elevation

HITCH RANCH PA I 70 x 98

Moorpark, California

0 2 4 8

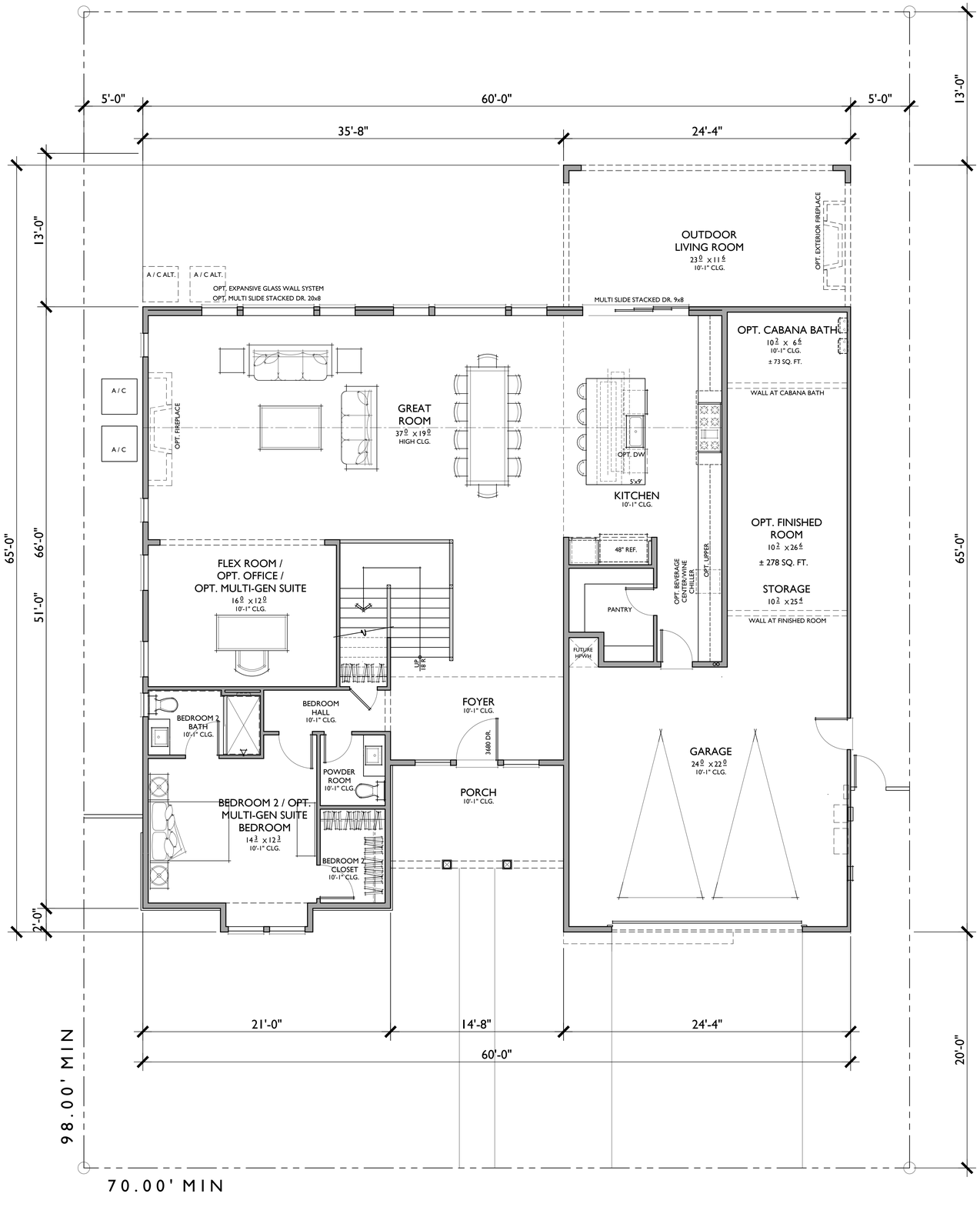
366.24068

A-17

12.05.25

LENNAR





PLAN 3B

5 BEDROOMS / 4.5 BATHS / FLEX ROOM / LOFT
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,079 SQ. FT.
2ND FLOOR	2,117 SQ. FT.
TOTAL LIVING	**4,196 SQ. FT.**
3 - CAR GARAGE	864 SQ. FT.
OUTDOOR LIVING	297 SQ. FT.
PORCH	125 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3B
Reflects Cottage Elevation

HITCH RANCH PA I 70 x 98
Moorpark, California

0 2 4 8

366.24068

A-18

12.05.25

LENNAR



REAR



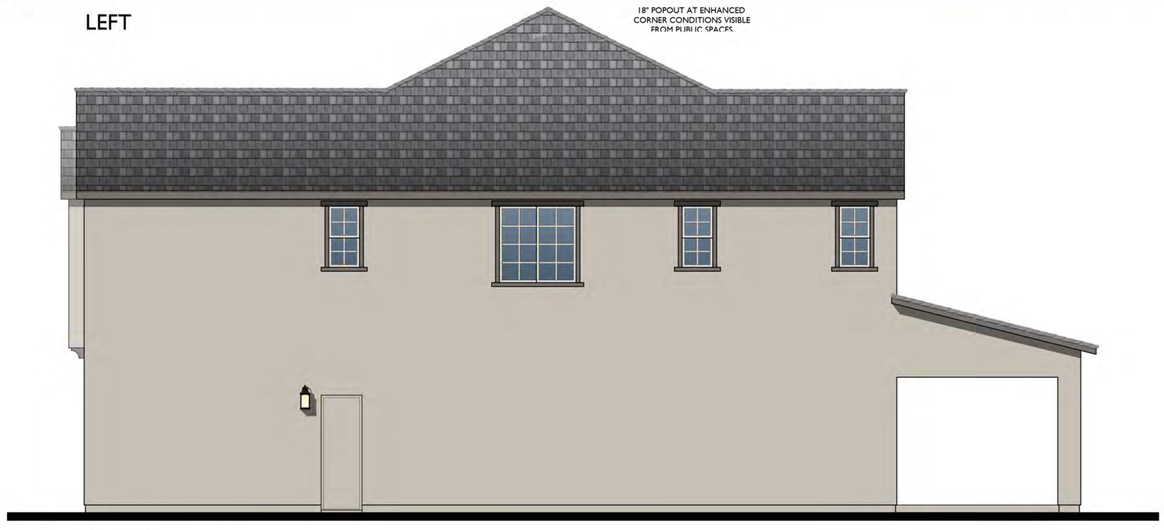
FRONT

COTTAGE

1/4"=1'-0"

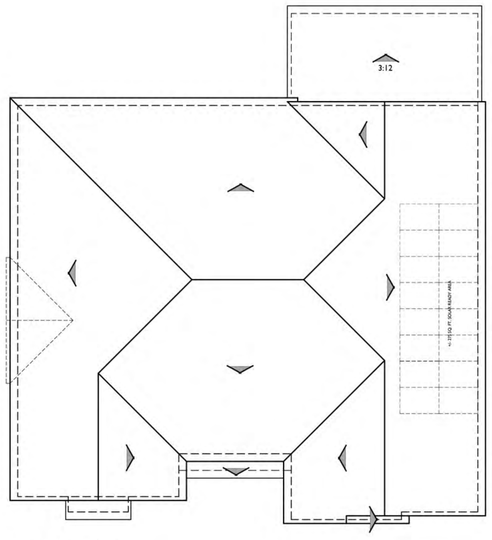


LEFT



18" POPOUT AT ENHANCED CORNER CONDITIONS VISIBLE FROM PUBLIC SPACES

RIGHT



ROOF PLAN

1/8"=1'-0"

PITCH: 4:12
RAKE: N/A
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 3B

Cottage Elevation

HITCH RANCH PA I 70 x 98

Moorpark, California

0 2 4 8

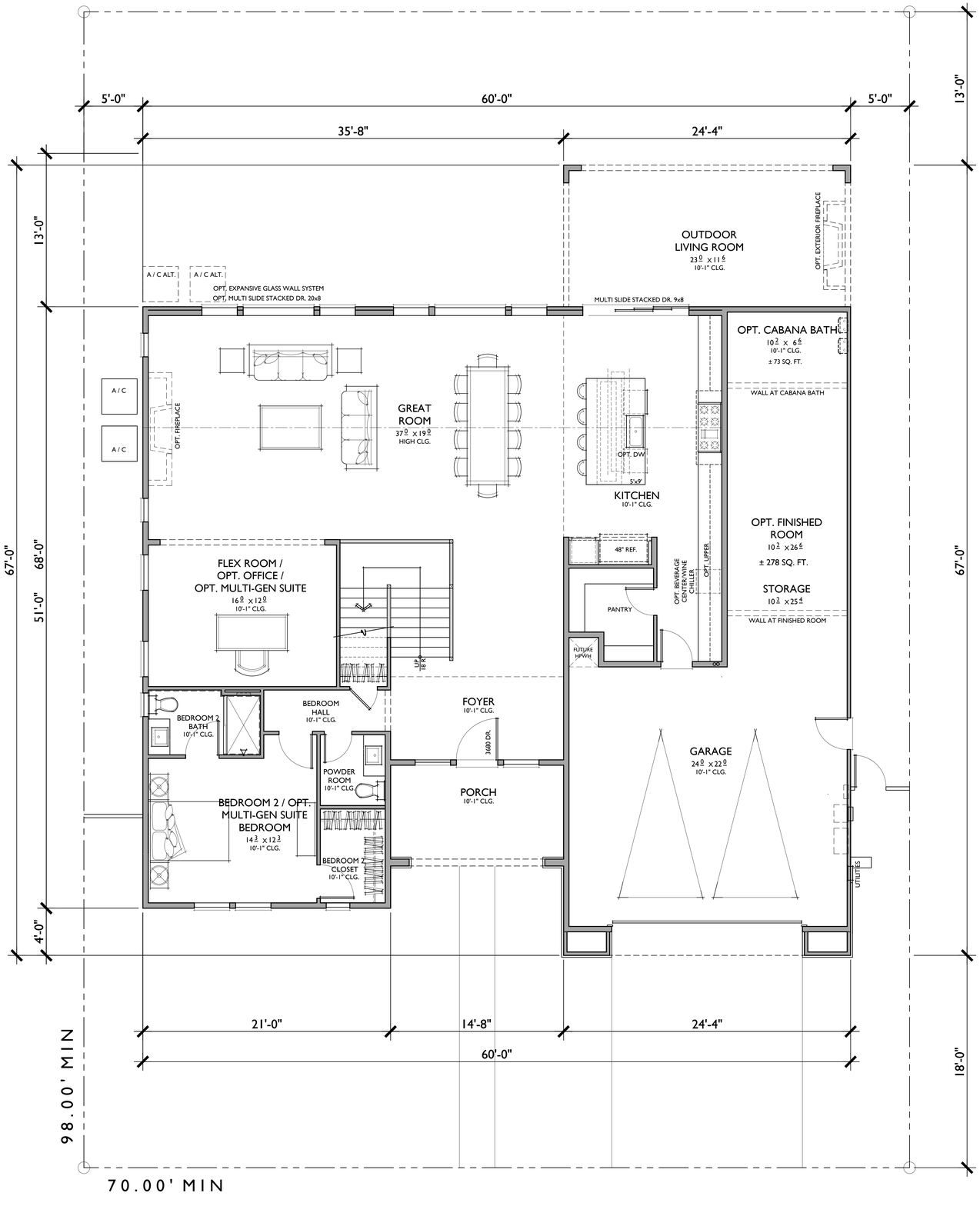
366.24068

A-19

12.05.25

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PLAN 3C

5 BEDROOMS / 4.5 BATHS / FLEX ROOM / LOFT
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,063 SQ. FT.
2ND FLOOR	2,117 SQ. FT.
TOTAL LIVING	**4,180 SQ. FT.**
3 - CAR GARAGE	864 SQ. FT.
OUTDOOR LIVING	297 SQ. FT.
PORCH	125 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3C

Reflects Farmhouse Elevation

HITCH RANCH PA I 70 x 98

Moorpark, California

0 2 4 8

366.24068

A-20

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LENNAR



REAR



FRONT

FARMHOUSE

1/4"=1'-0"

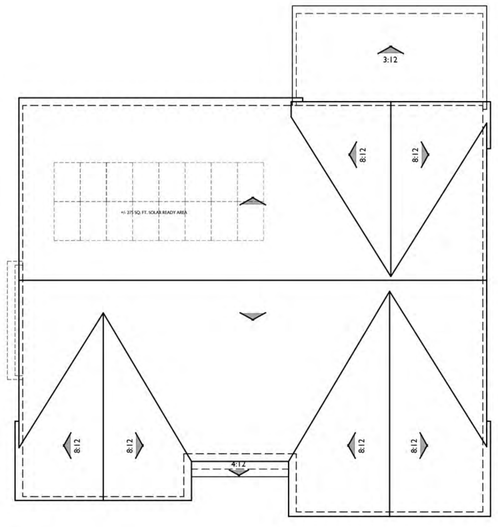


LEFT

12" POPOUT AT ENHANCED CORNER CONDITIONS VISIBLE FROM PUBLIC SPACES



RIGHT



ROOF PLAN

1/8"=1'-0"

PITCH: 5:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 3C

Farmhouse Elevation

HITCH RANCH PA I 70 x 98

Moorpark, California

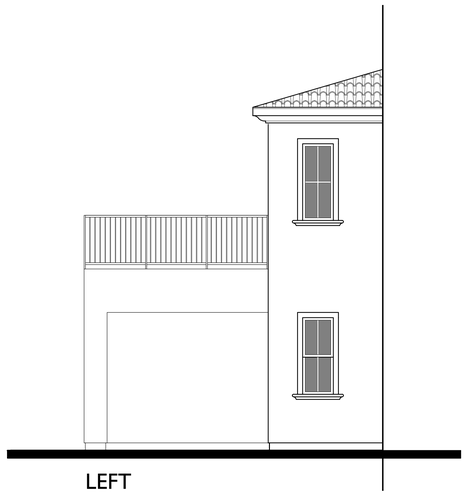
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366.24068

A-21

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LENNAR®

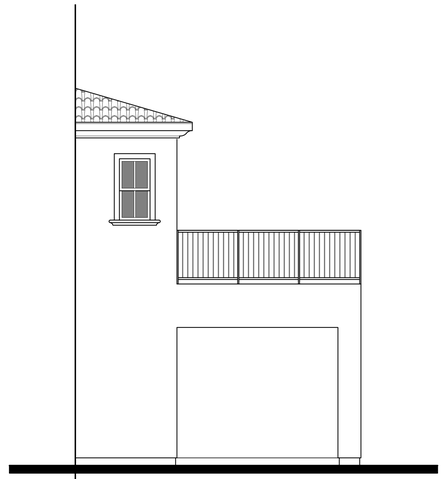


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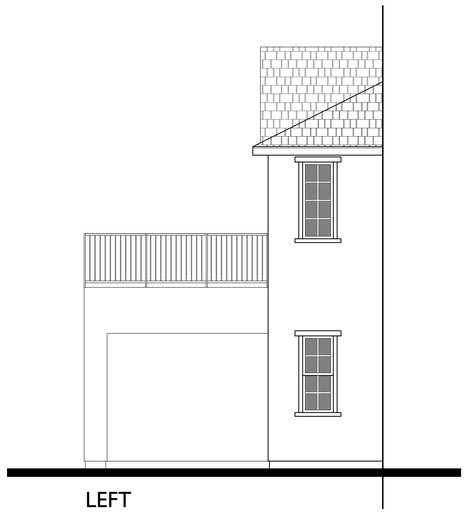


REAR AT OPTIONAL PRIMARY SUITE DECK

A



RIGHT

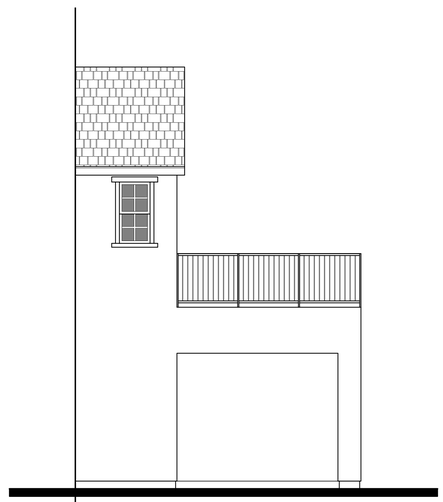


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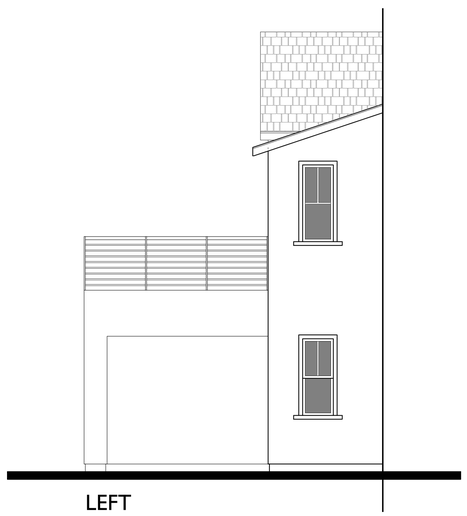


REAR AT OPTIONAL PRIMARY SUITE DECK

B



RIGHT

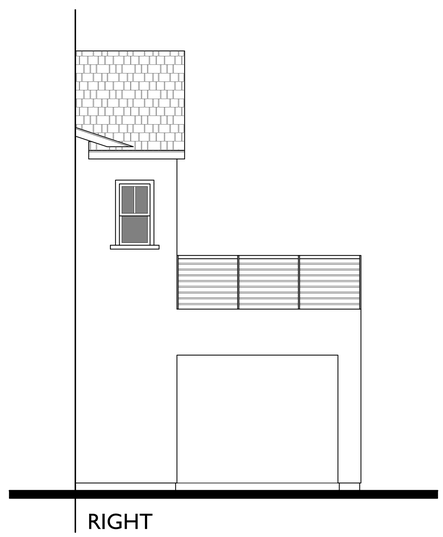


LEFT



REAR AT OPTIONAL PRIMARY SUITE DECK

C



RIGHT

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PLAN 3
Options

HITCH RANCH PA I 70 x 98
Moorpark, California

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366.24068

A-22

12.05.25

LENNAR



OUR TEAM

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Camarillo, CA 93010
805.416.8716 | Greg.Musser@ECGcivil.com

SHEET INDEX:

C	Cover Sheet
A1.1	CLUBHOUSE | Floor Plan
A1.2	CLUBHOUSE | Exterior Elevations
A1.3	CLUBHOUSE | Roof Plan
A1.4	POOL BUILDING | Floor Plan
A1.5	POOL BUILDING | Exterior Elevations / Roof Plan
A1.6	MULTI PURPOSE PAVILION | Floor Plan
A1.7	MULTI PURPOSE PAVILION | Exterior Elevations / Roof Plan
CM	Exterior Color & Materials

COMSTOCK HOMES

HITCH RANCH RECREATION BUILDINGS

Note: Artist's Conception; Colors, Materials and Application May Vary.

MOORPARK, CA

C
NTS

CITY SUBMITTAL

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WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

Clubhouse Programming:

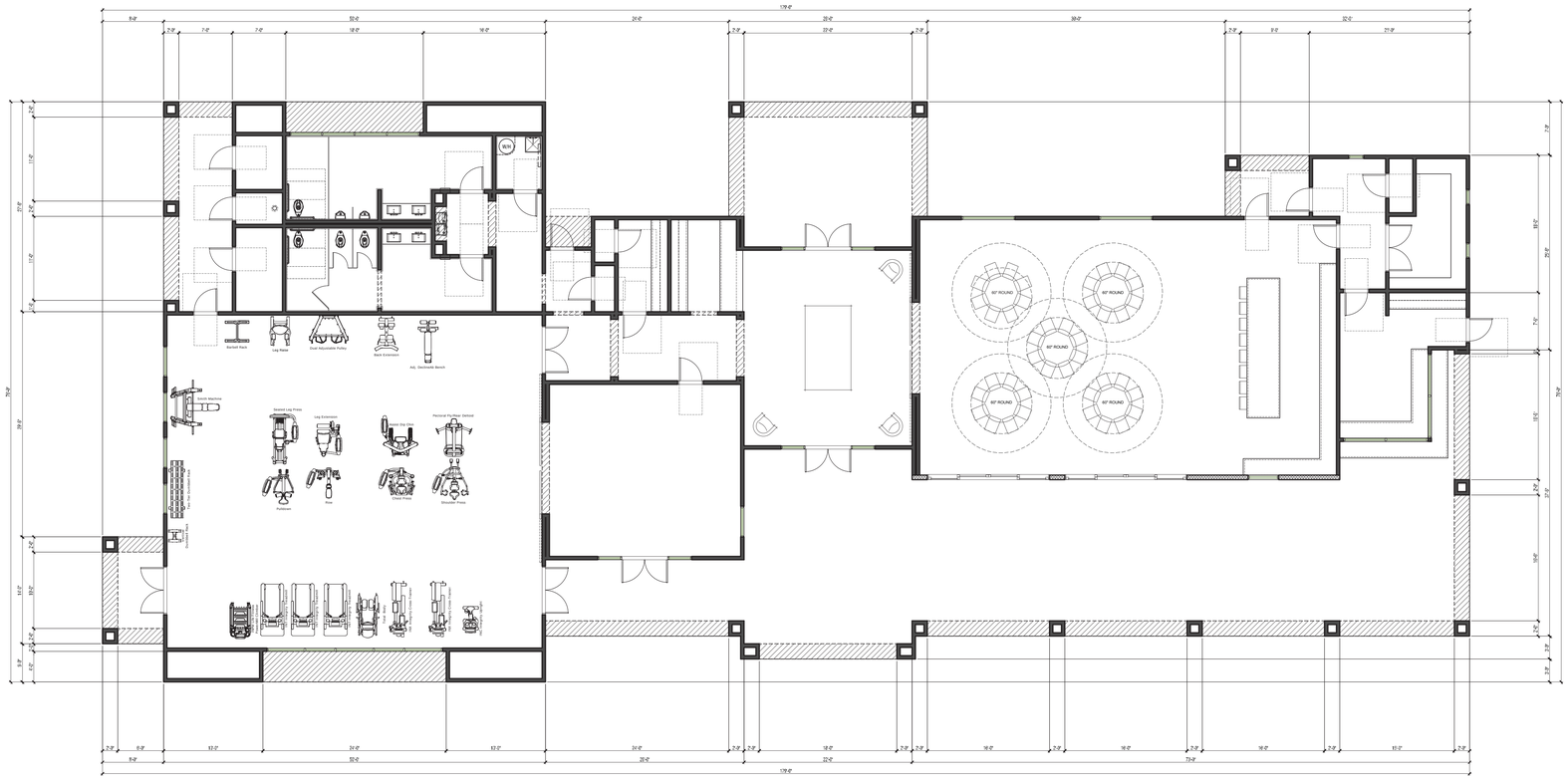
- Fitness Room that provides space for workout equipment (machines and free weights).
- Yoga Room for yoga or similar exercises.
- Entry corridor inclusive of a reception area.
- Restrooms.
- Club Room for meetings or small events.
- Catering Kitchen and pantry for organized events.

CLUBHOUSE BUILDING					
OCCUPANCY GROUP (CBC CH. 3)	ROOM NO.	ROOM NAME	NET AREA (SF)	OCCUPANT LOAD FACTOR (CPC TABLE 4-1)	ACTUAL OCCUPANT LOAD
A-3	-	CATERING KITCHEN	255	30	9
A-3	-	CLUB ROOM	1824	30	61
A-3	-	ENTRY	563	30	19
A-3	-	RECEPTION	111	30	4
A-3	-	SERVICE	78	30	3
A-3	-	YOGA	565	30	19
A-3	-	FITNESS	2139	30	72
TOTAL OCCUPANT LOAD					187
				USING 188 OCCUPANTS	

THE MINIMUM PLUMBING FIXTURE REQUIREMENTS FOR THE CLUBHOUSE HAS BEEN DETERMINED BY USING CPC TABLE 422.1 "A-3 ASSEMBLY OCCUPANCY"

REQUIRED PLUMBING FIXTURES (use 196 OCCUPANTS)		
MENS RESTROOM (94 MEN)	REQUIRED FIXTURES	FIXTURES PROVIDED
WATER CLOSETS (1:1-100)	1	1
URINALS (1:1-100)	1	2
LAVATORIES (1:1-200)	1	2
WOMENS RESTROOM (94 WOMEN)		
WATER CLOSETS (1:51-100)	3	3
LAVATORIES (1:1-100)	1	2

PER CALIFORNIA PLUMBING CODE TABLE 422.1, SUBNOTE 3:
THE TOTAL NUMBER OF REQUIRED WATER CLOSETS FOR FEMALES SHALL BE NOT LESS THAN THE TOTAL NUMBER OF REQUIRED WATER CLOSETS AND URINALS FOR MALES. THIS REQUIREMENT SHALL NOT APPLY WHEN SINGLE OCCUPANCY TOILET FACILITIES ARE PROVIDED FOR EACH SEX IN AN A OR E OCCUPANCY WITH AN OCCUPANT LOAD OF LESS THAN 50. EITHER
A. THE REQUIRED URINAL SHALL BE PERMITTED TO BE OMITTED OR
B. IF INSTALLED, THE URINAL SHALL NOT REQUIRE A SECOND WATER CLOSET TO BE PROVIDED FOR THE FEMALE.



CLUBHOUSE - FLOOR AREA TABLE	
BUILDING AREA	7655 SQ. FT.
TOTAL INTERIOR BUILDING AREAS	7655 SQ. FT.
COVERED ENTRY	478 SQ. FT.
LOGGIA 1	2509 SQ. FT.
VESTIBULE 1	112 SQ. FT.
VESTIBULE 2	88 SQ. FT.
BREEZEWAY	247 SQ. FT.
TOTAL COVERED EXTERIOR AREAS	3435 SQ. FT.
TOTAL CLUBHOUSE BUILDING	11090 SQ. FT.

CLUBHOUSE | Floor Plan

HITCH RANCH RECREATION BUILDINGS

MOORPARK, CA

COMSTOCK HOMES

A1.1

0 4 8 16

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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



East



North



West



South

Exterior Palette

SCHEME 1 OF 1

CLUBHOUSE, POOL BUILDING & MULTI-PURPOSE PAVILION ELEVATIONS ONLY

	Material	Color	Manufacturer
1	**Roofing:** Concrete Slate Tile	1FACS1430 Charcoal Blend Ref: .17 Emi: .91 SRI: 16 A.SRI: 17 CRRC: 0942 - 0072	Westlake Royal
2	**Metal Roof** *(factory finish)*	Silver	Pac-Clad or [1]Approved Equal
3	**Vinyl Windows** *(factory finish)*	White	[1]Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	[1]High Gloss White	[1]Service Partners or Approved Equal
4	**Body Color** *(applied to):* Barge Boards, Braces, Doors, Eaves, Fascia, Posts, Shutters @ Multi-Purpose Pavilion, Stucco, Trim	SW 7005 Pure White	Sherwin Williams
5	**Accent Color** *(applied to):* Siding @ Multi-Purpose Pavilion, Shutters @ Clubhouse(	SW 9163 Tin Lizzie	Sherwin Williams
6	**[1]Exterior Light Fixture** *(factory finish)*	8837401EN3-12 Black	Seagull or Approved Equal

CLUBHOUSE | Exterior Elevations

HITCH RANCH RECREATION BUILDINGS

MOORPARK, CA

COMSTOCK HOMES

Note: Artist's Conception; Colors, Materials and Application May Vary.

A1.2

0 4 8 16

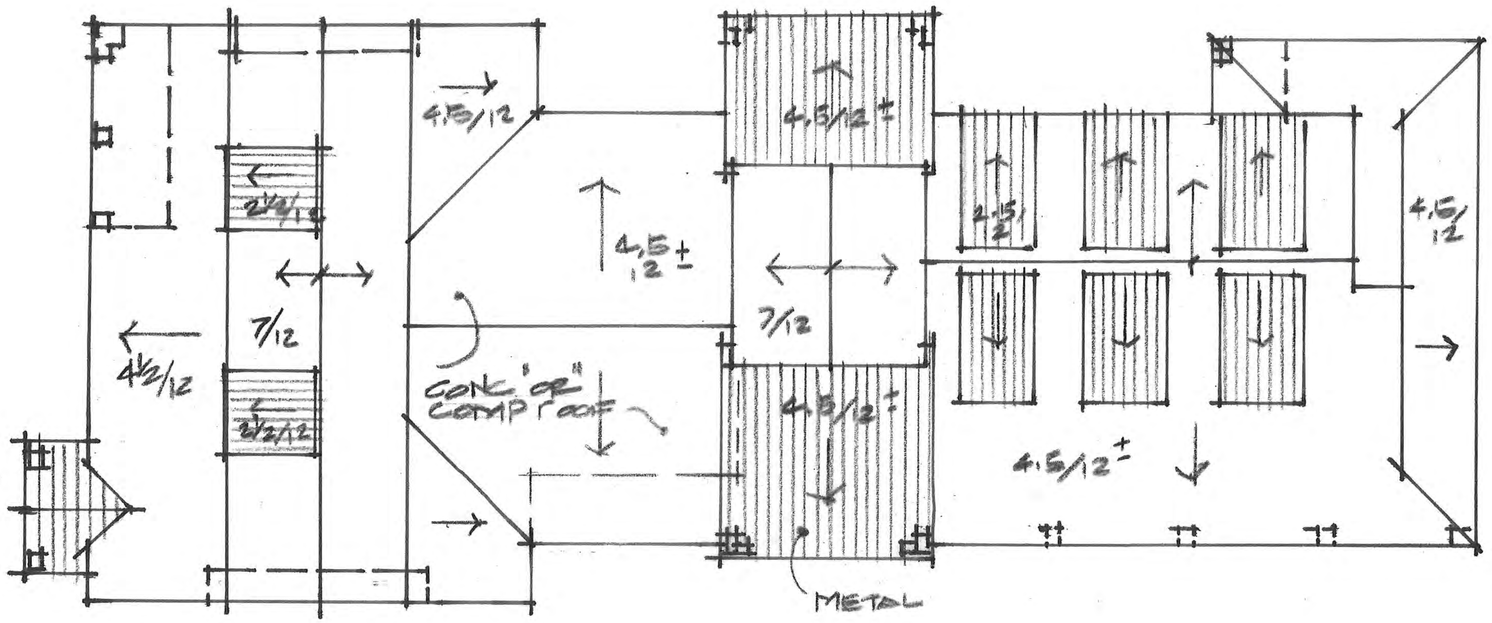
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CLUBHOUSE | Roof Plan

HITCH RANCH RECREATION BUILDINGS

MOORPARK, CA

A1.3

0 4 8 16

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Note: Artist's Conception; Colors, Materials and Application May Vary.

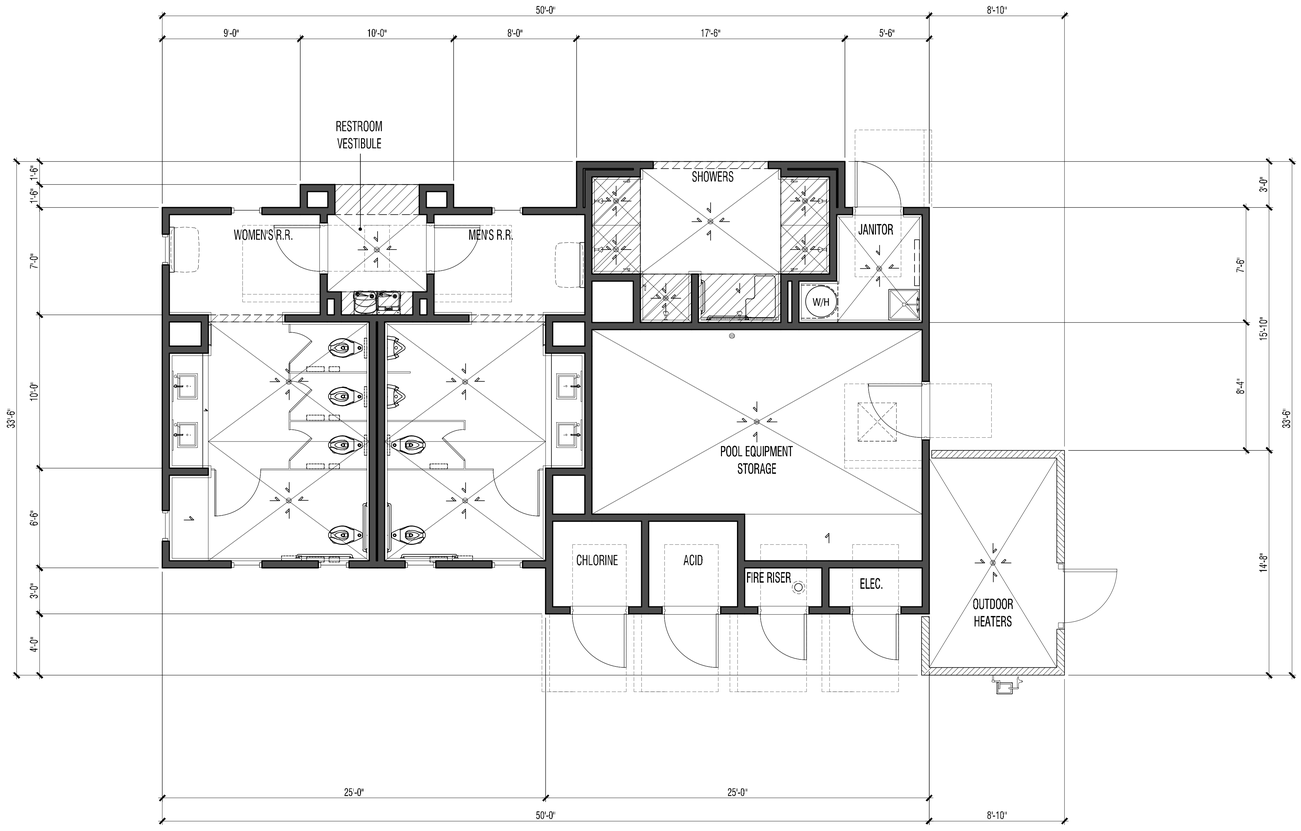
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COMSTOCK HOMES

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POOL BUILDING | Floor Plan

HITCH RANCH RECREATION BUILDINGS

MOORPARK, CA

COMSTOCK HOMES

A1.4

0 2 4 8

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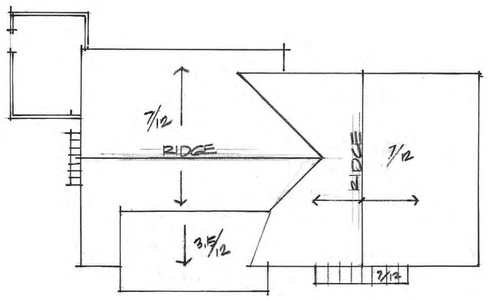
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East



Roof Plan



North



West



South

Exterior Palette

SCHEME 1 OF 1

CLUBHOUSE, POOL BUILDING &
MULTI-PURPOSE PAVILION ELEVATIONS ONLY

	Material	Color	Manufacturer
1	**Roofing:** Concrete Slate Tile	1FACS1430 Charcoal Blend Ref: .17 Emi: .91 SRI: 16 A.SRI: 17 CRRC: 0942 - 0072	Westlake Royal
2	**Metal Roof** *(factory finish)*	Silver	Pac-Clad or 1Approved Equal
3	**Vinyl Windows** *(factory finish)*	White	1Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	1High Gloss White	1Service Partners or Approved Equal
4	**Body Color** *(applied to):* Barge Boards Braces Doors Eaves Fascia Posts Shutters @ Multi-Purpose Pavilion Stucco Trim	SW 7005 Pure White	Sherwin Williams
5	**Accent Color** *(applied to):* Siding @ Multi-Purpose Pavilion Shutters @ Clubhouse(	SW 9163 Tin Lizzie	Sherwin Williams
6	1**Exterior Light Fixture** *(factory finish)*	8837401EN3-12 Black	Seagull or Approved Equal

POOL BUILDING | Exterior Elevations / Roof Plan

HITCH RANCH RECREATION BUILDINGS

MOORPARK, CA

A1.5

0 4 8 16

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COMSTOCK HOMES

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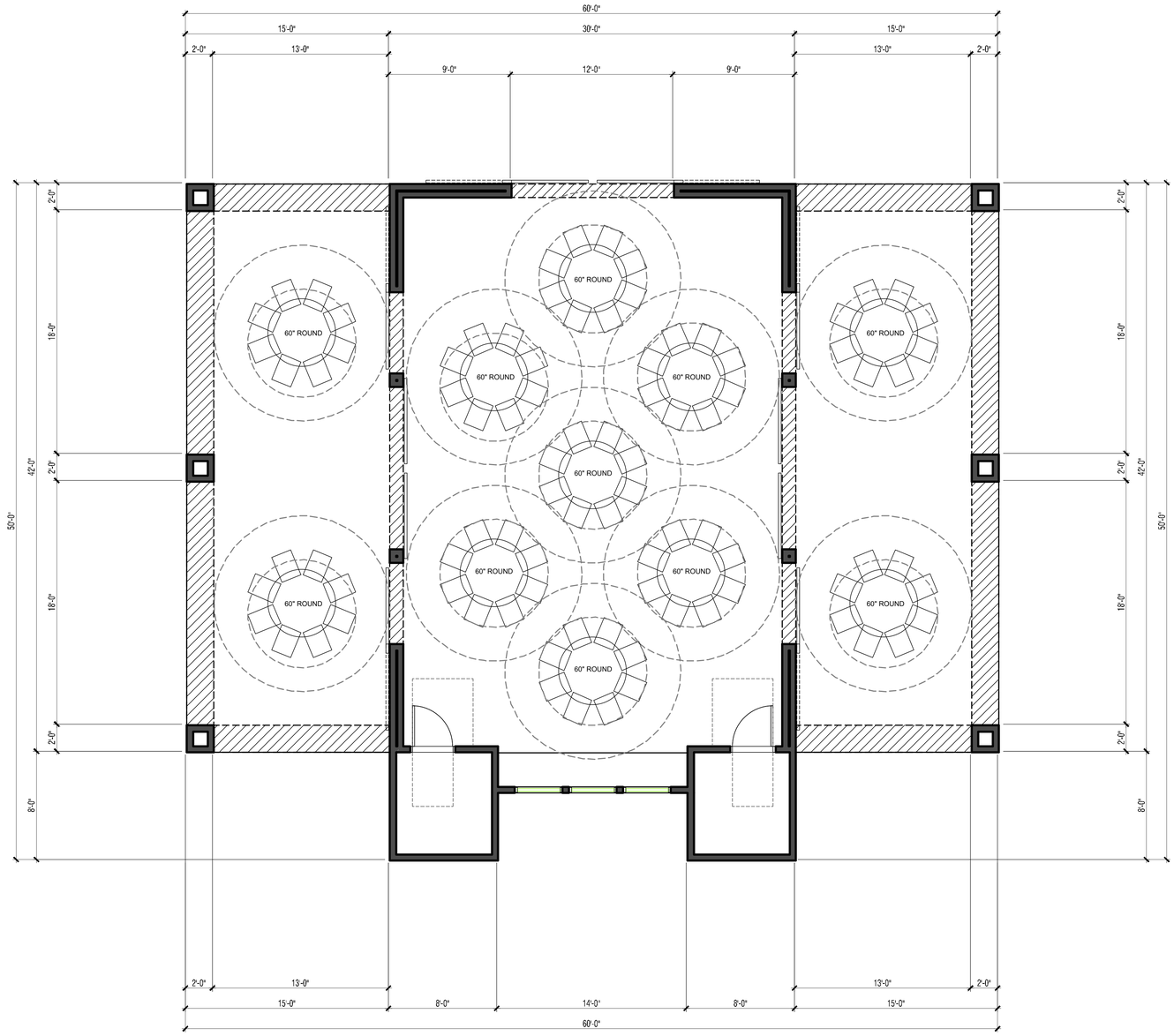
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Multi-Purpose Pavilion Programming:

- Large interior multi-purpose room with moveable furniture to suit different purposes such as HOA meeting or social gathering.
- Two outdoor loggias with seating.



BARN BUILDING - FLOOR AREA TABLE	
BUILDING AREA	1267 SQ. FT.
IT	64 SQ. FT.
STORAGE	64 SQ. FT.
TOTAL INTERIOR BUILDING AREAS	1395 SQ. FT.
LOGGIA 1	630 SQ. FT.
LOGGIA 2	630 SQ. FT.
TOTAL COVERED EXTERIOR AREAS	1260 SQ. FT.
TOTAL BAR BUILDING	2655 SQ. FT.

MULTI PURPOSE PAVILION | Floor Plan

HITCH RANCH RECREATION BUILDINGS

MOORPARK, CA

COMSTOCK HOMES

A1.6

0 2 4 8

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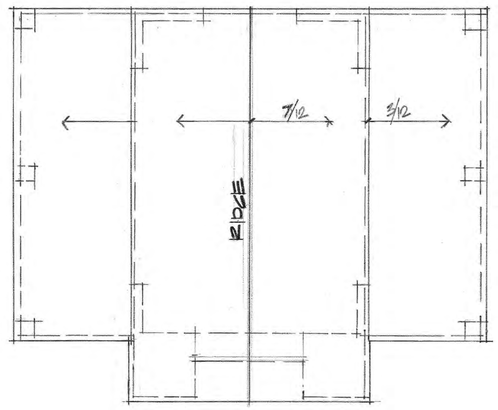
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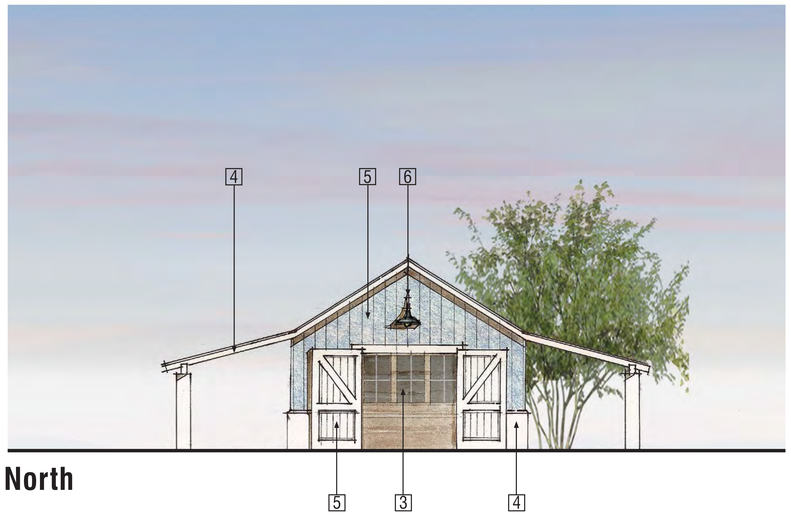
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



East



Roof Plan



North



West



South

Exterior Palette

SCHEME 1 OF 1

CLUBHOUSE, POOL BUILDING & MULTI-PURPOSE PAVILION ELEVATIONS ONLY

	Material	Color	Manufacturer
1	**Roofing:** Concrete Slate Tile	1FACS1430 Charcoal Blend Ref: .17 Emi: .91 SRI: 16 A.SRI: 17 CRRC: 0942 - 0072	Westlake Royal
2	**Metal Roof** *(factory finish)*	Silver	Pac-Clad or [1]Approved Equal
3	**Vinyl Windows** *(factory finish)*	White	[1]Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	[1]High Gloss White	[1]Service Partners or Approved Equal
4	**Body Color** *(applied to)*: Barge Boards, Braces, Doors, Eaves, Fascia, Posts, Shutters @ Multi-Purpose Pavilion, Stucco, Trim	SW 7005 Pure White	Sherwin Williams
5	**Accent Color** *(applied to)*: Siding @ Multi-Purpose Pavilion, Shutters @ Clubhouse(	SW 9163 Tin Lizzie	Sherwin Williams
6	**[1]Exterior Light Fixture** *(factory finish)*	8837401EN3-12 Black	Seagull or Approved Equal

MULTI PURPOSE PAVILION| Exterior Elevations / Roof Plan

HITCH RANCH RECREATION BUILDINGS

MOORPARK, CA

COMSTOCK HOMES

Note: Artist's Conception; Colors, Materials and Application May Vary.

A1.7

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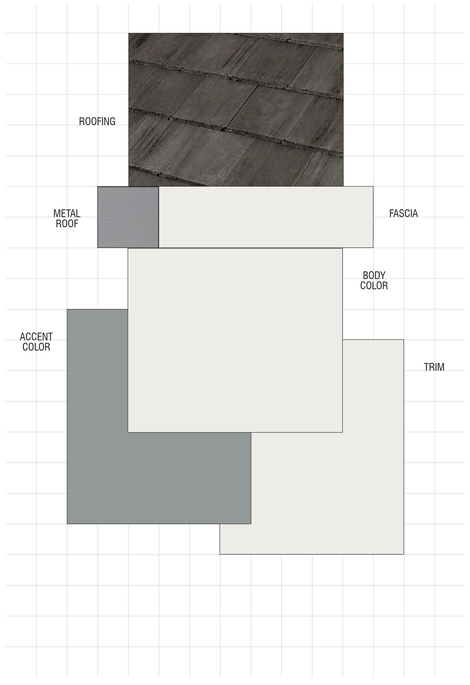
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HITCH RANCH RECREATION BUILDINGS

Moorpark, California
August 5, 2024 | 2024101

EXTERIOR PALETTE
Clubhouse, Pool Building &
Multi-Purpose Pavilion
Elevations Only

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For exact color refer to manufactures' actual samples.
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HITCH RANCH RECREATION BUILDINGS

Moorpark, California
June 4, 2024 | 2024101

Exterior Palette

SCHEME 1 OF 1

CLUBHOUSE, POOL BUILDING &
MULTI-PURPOSE PAVILION ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	1FACS1430 Charcoal Blend Ref: .17 Emi: .91 SRI: 16 A.SRI: 17 CRRC: 0942 - 0072	Westlake Royal
Metal Roof *(factory finish)*	Silver	Pac-Clad or [1]Approved Equal
Vinyl Windows *(factory finish)*	White	[1]Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	[1]High Gloss White	[1]Service Partners or Approved Equal
Body Color *(applied to):* Barge Boards Braces Doors Eaves Fascia Posts Shutters @ Multi-Purpose Pavilion Stucco Trim	SW 7005 Pure White	Sherwin Williams
Accent Color *(applied to):* Siding @ Multi-Purpose Pavilion Shutters @ Clubhouse(	SW 9163 Tin Lizzie	Sherwin Williams
[1]**Exterior Light Fixture** *(factory finish)*	8837401EN3-12 Black	Seagull or Approved Equal

FARMHOUSE		8837401EN3-12	XELESGEX0055	BARN LIGHT	D:15'' W:16'' H:15'' E:24'' - 30''	BLACK

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Judith Martinez or Samantha Aiesi (949) 250-0607.

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REVISIONS:

Number	Date	Description
1	8/5/24	Various revisions per city comments.

Exterior Color & Materials

HITCH RANCH RECREATION BUILDINGS

MOORPARK, CA

COMSTOCK HOMES

CM

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