Hitch Ranch

Specific Plan | June 15, 2022

Adopted June 15, 2022 – City Council Resolution No. 2022-4104 & Ordinance No. 502

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EXECUTIVE SUMMARY

In 1903, Archibald Hitch and his family left Tennessee and ventured out west, arriving in Moorpark, California. A spot on the map, with rolling hills reminiscent of the Scottish Moors, sweeping views and promising agricultural potential. Quickly recognizing the climate was perfect for harvesting crops, Mr. Hitch set out planting beans.

Moorpark was a growing community and Mr. Hitch, a dreamer, a doer and everything in between started laying the groundwork necessary to make it sustainable for future generations. Mr. Hitch instilled principles of sustainability, education, generosity and congregation, that truly made this land a community – and a place to call home.

Today, over a century later, we honor him and his tireless dedication to this land by introducing Hitch Ranch. A part of the new Moorpark where future generations will plant their own passions and watch them grow. Where neighbors become family, where grandparents are just down the street, and childhood friends are commonplace. Whatever journey you're on, the Hitch Ranch community has a meaningful place for you.

Welcome home.

The Hitch Ranch community has been thoughtfully designed, organized and crafted to bring Moorpark a new high quality, welcoming community. One that encourages outdoor activity, appreciates historic legacy, and strives to provide homes for generations to come.

Planning Areas have been designed to encourage a wide range of household needs while creating a strong sense of place. The architectural styles have been chosen to pay tribute to the past, honor the present and progress with the future.

The landscape design enhances the community aesthetic and theme while acknowledging natural conditions. With trails, recreational amenities, and open spaces, Hitch Ranch residents will reinvigorate and refresh as they go outside, join the community, and spend time in their beautiful surroundings.

DOCUMENT ORGANIZATION

The Hitch Ranch Specific Plan defines a vision and establishes standards and requirements for site development. The Specific Plan is arranged into six chapters as follows:

Chapter 1 Introduction

This chapter provides the purpose and intent of the Specific Plan, site location, historical context, and explains existing and surrounding conditions affecting the Specific Plan area. Additionally, this chapter summarizes the entitlements required for the project, notes general provisions, definitions and relationship to the Moorpark Municipal Code, and explains the project goals. Lastly, this chapter defines the goals of the Hitch Ranch Specific Plan.

Chapter 2 Development Plan

Forming the core of the Specific Plan document, this chapter presents the Land Use Plan which describes the land uses and information pertaining to these designations. Additionally, this section discusses the Circulation Plan inclusive of street sections .

Chapter 3 Public Services and Facilities

This chapter describes the public services, solid waste disposal, utilities, emergency services, and school provisions. This chapter also provides a table explaining infrastructure implementation responsibility.

Chapter 4 Design Guidelines

The design guidelines discuss requirements and design directions to successfully implement the community aesthetic vision and character. Both landscape and architectural elements are identified in this chapter.

Chapter 5 Development Standards

Chapter 5 explains the development standards for each planning area. In such cases where the Hitch Ranch Specific Plan text, regulations and standards conflict with those in sections contained in the City of Moorpark Municipal Code, the Hitch Ranch Specific Plan development text, regulations and standards shall apply.

Chapter 6 Implementation

Chapter 6 discusses the provisions for financing/maintenance of improvements, the process for implementation, and procedures for amending this Specific Plan.

Appendix A Landscape Palette

Appendix B General Plan Consistency

Appendix B defines how the Specific Plan is consistent with the Moorpark General Plan goals and policies.

Chapter 1

INTRODUCTION

1.1 PURPOSE OF THE SPECIFIC PLAN

The Hitch Ranch Specific Plan ("Specific Plan No. 1", hereafter Hitch Ranch Specific Plan) provides the City of Moorpark with a comprehensive planning document to direct the orderly development of the 277.30-acre property known as Hitch Ranch (see Figure 1-1). The Specific Plan provides a conceptual land use plan, regulations, guidelines and programs to ensure that this area of the city is developed in a manner consistent with the goals, objectives, principles and policies of the City of Moorpark General Plan (referred to in this document as the General Plan).

The Specific Plan allows development of a variety of residential, recreational, and public uses within the Specific Plan area. The regulations and guidelines contained in this Specific Plan will ensure that these uses and the associated infrastructure elements and public spaces are planned and designed in an integrated manner.

1.2 AUTHORITY AND SCOPE

California Government Code (Sections 65450 through 65457) and the City of Moorpark Municipal Code (Chapter 17.16.070) authorize the preparation and adoption of specific plans. The Hitch Ranch Specific Plan has been prepared in accordance with the requirements of these codes as summarized in the following pages.

1.2.1 California Government Code Compliance

California Government Code Section 65450 gives a legislative body the authority to prepare a specific plan for the systematic implementation of the General Plan for all or part of the area covered by the General Plan. As outlined in the Government Code Sections 65451-65452, specific plans are to contain a text and diagram or diagrams specifying the following*:

- The distribution, location, and extent of land uses. *The goals of the proposed Specific Plan, as defined in Section 1.4, provide the background for the proposed land uses and their distribution throughout the project site. Section 2.1 contains a detailed land-use table (Table 2-1) and a Land Use Plan (Figure 2-1). The project includes 755 residential units, public parkland, recreation areas, open space and stormwater detention basin/ open space areas;*
- The distribution, location, and extent of major infrastructure improvements needed to support the land uses described in the plan. *Section 2.2 describes the circulation plan for the site, including street sections. Domestic water, wastewater and storm water infrastructure as well as utilities are outlined in Section 3.2 of the proposed Specific Plan. (A detailed infrastructure plan will be prepared as a part of the Tentative Tract Map process);*
- Development standards and criteria. *The Specific Plan includes both Development Guidelines in Section 4 and Development Regulations in Section 5. Section 6 identifies implementation measures including phasing, funding and administration for this Specific Plan;*
- Specific plans are used to implement general plans by providing a statement of planning policies that apply to the specific plan area and that organize policy details, regulations and standards into a focused document. The Hitch Ranch Specific Plan provides focused guidance for development in the Hitch Ranch Plan Area. The Specific Plan implements the general plan and as such is not an element of a general plan. Consistent with the requirements of Govt. Code §65454, a specific plan may not be adopted unless the proposed plan is consistent with the general plan; therefore, an analysis of the Hitch Ranch Specific Plan's consistency with the City of Moorpark General Plan is provided in Appendix B: General Plan Consistency.
- Any other subjects which are necessary or desirable for the implementation of the General Plan.

**The italicized text indicates where in Specific Plan these requirements have been addressed.*

1.2.2 City of Moorpark Zoning Code Compliance

The Specific Plan (SP) zone is established in Chapter 17.12 of the City of Moorpark Municipal Code. A key function of the Specific Plan is to reduce the need for subsequent master planning and environmental review procedures as the project area is developed. The Specific Plan fixes the general layout and configuration of streets, and defines the land uses allowed in the Specific Plan area. At the time of subdivision of land, subdivision maps will precisely fix the boundary of the land uses, the location of streets, and the configuration of residential lots. The Specific Plan shall serve as the zoning regulations and development standards for the Hitch Ranch plan area.

The Hitch Ranch Development Regulations are written in the format of Title 17 Zoning of the City of Moorpark Municipal Code. An ordinance of the City of Moorpark, California is enacted, adopting development standards for the Hitch Ranch Specific Plan consistent with Specific Plan No. 2019-01 amending the zoning map of the City of Moorpark to reflect the Hitch Ranch Specific Plan, and amending Title 17, Zoning, of the Municipal Code of the City of Moorpark to place such regulations as Chapter 17.78 within said code as follows:

17.78.020 Definitions

Words and terms used in the Hitch Ranch Specific Plan development standards or regulations shall have the same definitions as given in the City of Moorpark Municipal Code, including Title 17, Zoning, except as defined within this Specific Plan.

Open Space:

The Hitch Ranch Specific Plan defines open space to include natural open space, water quality and stormwater/habitat basins, active recreation areas and parks.

17.78.030 General Provisions

These development standards or regulations regulate all development within Specific Plan. The following general provisions apply to all zone districts within the Hitch Ranch Specific Plan.

The City of Moorpark Municipal Code shall regulate development in the Specific Plan Area, except as modified by the regulations contained herein. In such cases where the specific plan development regulations conflict with those in other Chapters of Title 17 of the City of Moorpark Municipal Code, the Specific Plan development standards shall apply. Any future amendments to the City of Moorpark Municipal Code, which are not addressed by Specific Plan Amendment No. 2019-01, shall also apply to the Specific Plan area, as applicable.

The establishment and changes of the zone district classification on land in the Specific Plan area shall be as described in this Chapter and shall be adopted by an ordinance amending the City zoning map. The zone districts for the Specific Plan shall be consistent with the Land Use Summary (Table 2-1) and Illustrative Land Use Plan (Figure 2-1) of the Hitch Ranch Specific Plan.

All land use entitlements and permits issued within the Hitch Ranch Specific Plan shall be consistent with the Specific Plan and the City's General Plan.

Since it is not feasible to compose legislative language which encompasses all conceivable land use situations, the Director of Community Development shall have the authority to interpret the standards or regulations contained in this Specific Plan, but only when such interpretation is necessitated by a lack of specificity in such regulations or standards.

Procedures for the processing of land use entitlement for the Hitch Ranch Specific Plan, including permits and variances, shall be the same as defined in Chapter 17.44 of Title 17 of the City of Moorpark Municipal Code, except as provided for in Chapter 6 of this Specific Plan.

17.78.040 Open Space

The Hitch Ranch Specific Plan defines open space to include natural open space, water quality and stormwater/habitat basins, active recreation areas and parks.

Permitted uses with Open Space areas are limited to revegetation, restoration and enhancement, management, grading and utilities necessary to serve the Specific Plan area, hiking trails and public facilities.

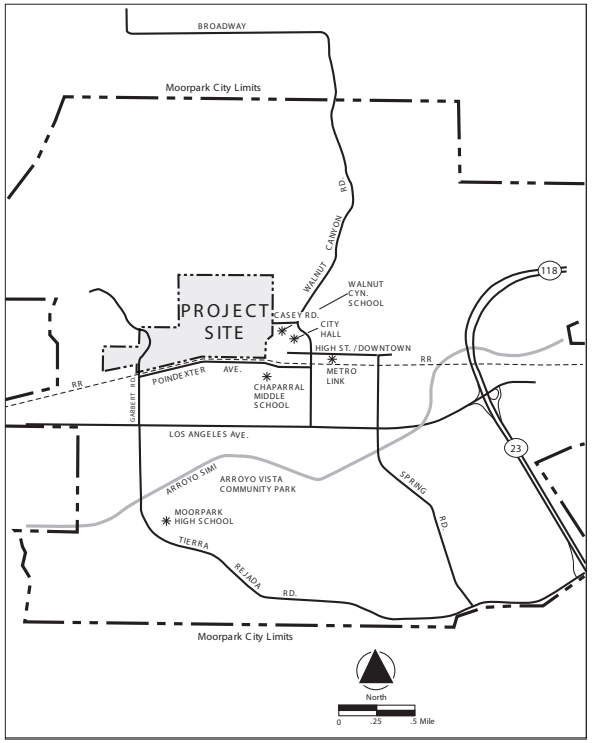


Figure 1-1: Regional Map

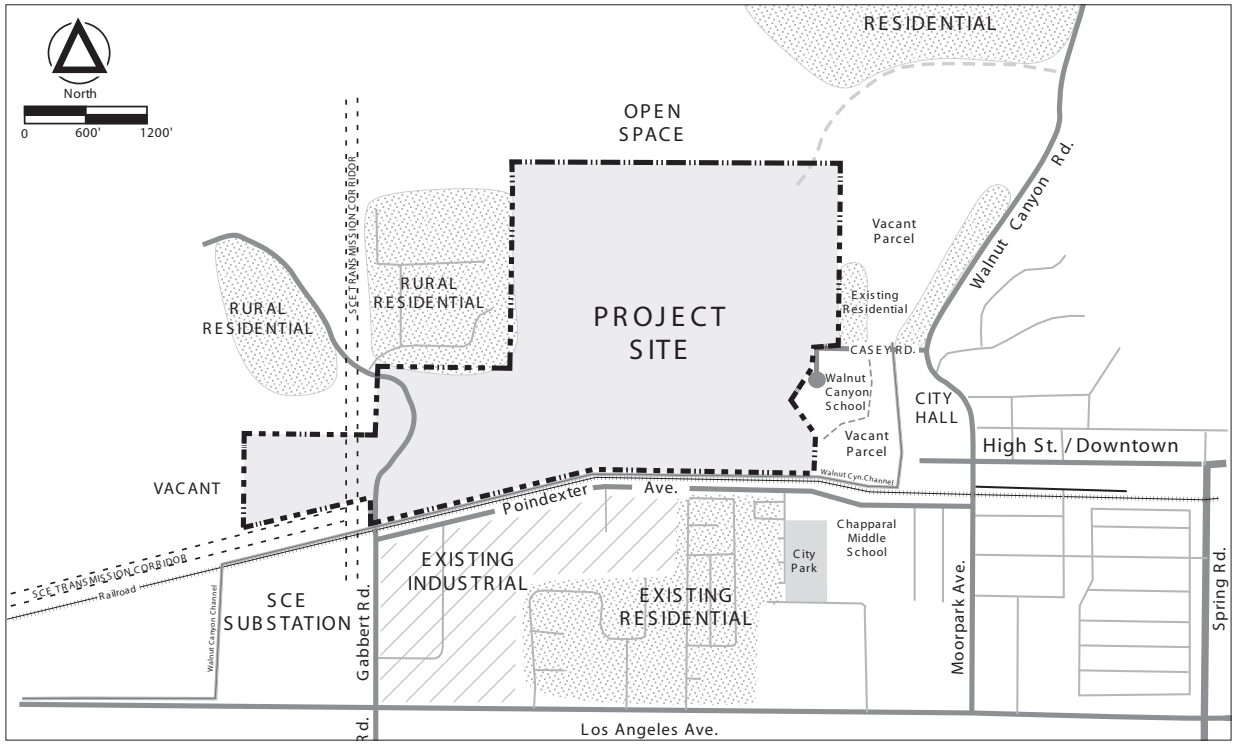


Figure 1-2: Surrounding Land Use

1.3 PROJECT SITE LOCATION

1.3.1 Physical Setting

The Hitch Ranch Specific Plan area project site is located within the City of Moorpark, Ventura County, California between Simi Hills and Little Simi Valley (See Figure 1-1, Regional Map) The Specific Plan area is located in the rolling hills north of Poindexter Avenue and west of Casey Road and Walnut Canyon Elementary School. The eastern boundary of the project site is located 1,400 feet west of Gabbert Road.

Surrounding land uses are illustrated on Figure 1-2. An aerial photograph of the site and surrounding area is shown on Figure 1-3.

A few single-family homes and the Walnut Canyon Elementary School are located immediately to the east, and the Moorpark downtown area is located about one quarter of a mile further east.

A mix of institutional, residential, light industrial and commercial land uses occur to the south. Single-family homes at rural densities, and open space, are located to the west. Residential development and open space are located to the north. A Ventura County Watershed Protection Agency concrete flood control channel (Walnut Canyon Channel) borders the southern boundary. The Ventura County Transportation Commission/Union Pacific Railroad tracks are located just south of the flood channel. A narrow strip of flat, vacant land separates the tracks from Poindexter Avenue, which is a two-lane collector between Moorpark Avenue on the east and Gabbert Road to the west. The Specific Plan area is located within the boundaries of the City and is not within an area subject to SOAR voter approval.

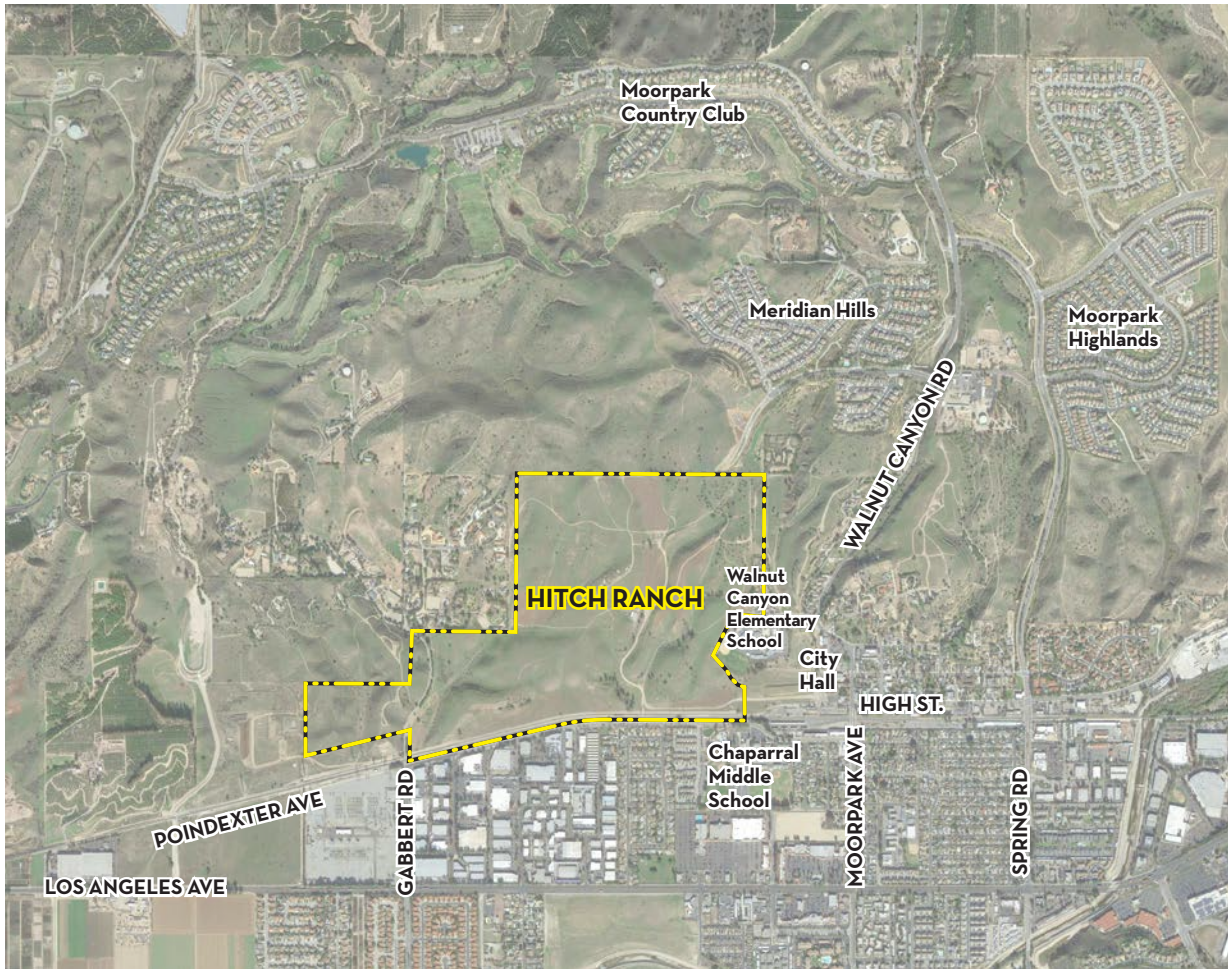


Figure 1-3: Aerial Photograph

1.3.2 Existing Land Uses and On-site Characteristics

The proposed project site encompasses seven parcels totaling 277.30 acres of land, including APN #'s 511-0-020-11, 511-0-020-13, 511-0-020-16, 511-0-020-17, 511-0-020-18, 511-0-020-19, 511-0-200-24 illustrated in Figure 1-4.

The site's topography is generally undeveloped and hilly, characterized by a series of moderately sloped northeast and southwest trending ridge spurs with intervening southwest draining valleys. An east-to-west trending knoll occurs in the south/central portion of the site. The flat area along the southern site periphery represents the geomorphic transition from hillside area to the valley area of Moorpark. The site is visible from Los Angeles Avenue (Highway 118). An east-west trending series of hills through the middle of the site blocks views of much of the site's interior from passing motorists or residents on the south side of Poindexter Avenue. Additional north-to-south trending hills partially block views of the site's interior, at the eastern and western ends of the site.

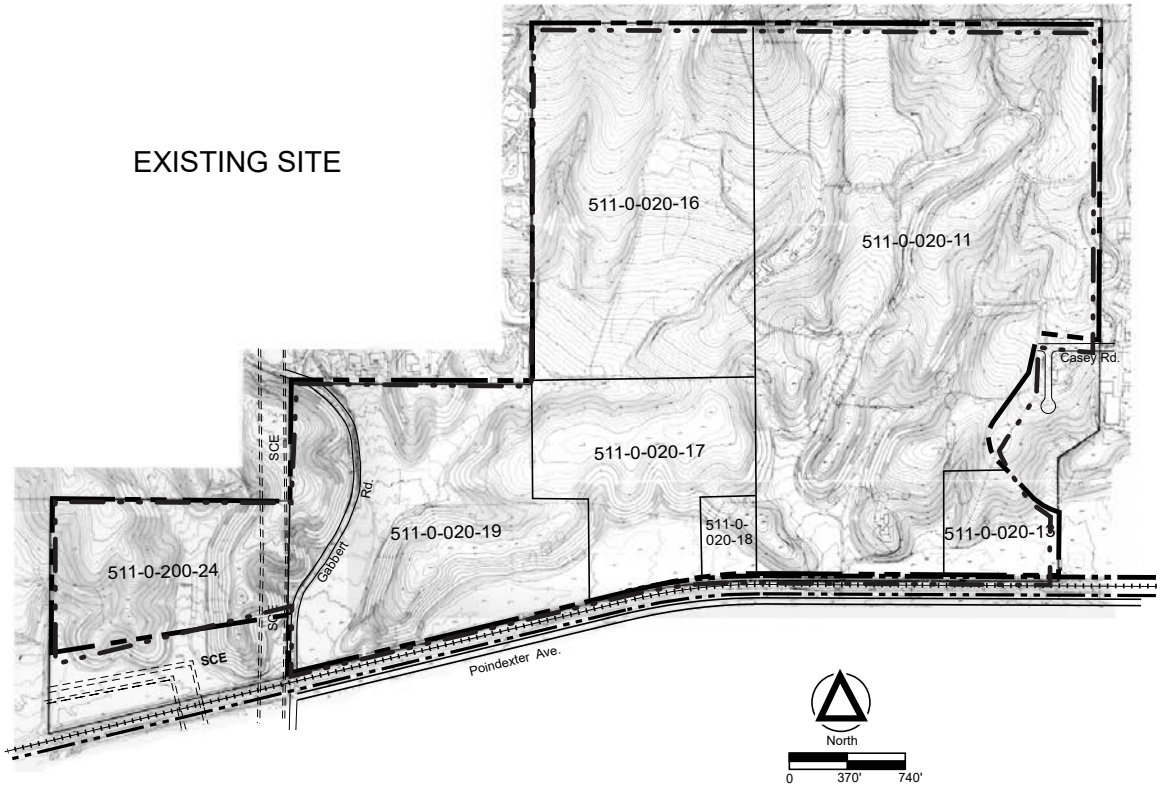


Figure 1-4: Assessor Parcel Numbers

Utilities

Eleven overhead electrical transmission lines within two easements, traverse the western portion of the site, in west-to-east and north-to-south alignments. These lines are part of Southern California Edison (SCE) regional grid system and connect to the SCE Moorpark Substation located just southwest of the project site. Lines and voltage ranges include the local Gabbert 16 kV line, the 66 kV Saugus-Moorpark-Santa Susana-Torrey line, the 220 kV Moorpark-Pardee No. 3, 2 and 1 lines, the 220 kV Moorpark-Santa Clara No. 1 and 2 lines, and the 220 kV Moorpark-Ormond Beach lines. The towers onsite are 75 feet high. There are also local distribution electrical lines, cable TV and telephone lines on poles near the Hitch Ranch property on the west, south and east. Underground water, sewer and storm drain lines are adjacent to the site and depicted in Figure 3-4: Storm Water Drainage.

Historical Use

Hitch Ranch was historically used for commercial farming operations, including apricot production during the 1950's, and limited dry farming from time to time since then. The more recent farming ventures failed commercially and no crop farming has occurred on-site for over a decade. Remnants of the former apricot farming operation and the last remnants for any on-site structures burned down in the fire of October 2003. Only scattered concrete foundation slabs and footings remain and do not represent any items of historical significance according the to Hitch Ranch EIR Cultural Resources Report. County of Ventura records indicate that at least 15 water wells have been drilled at various locations on the site. A water tank is also present in the northeastern area of the site.

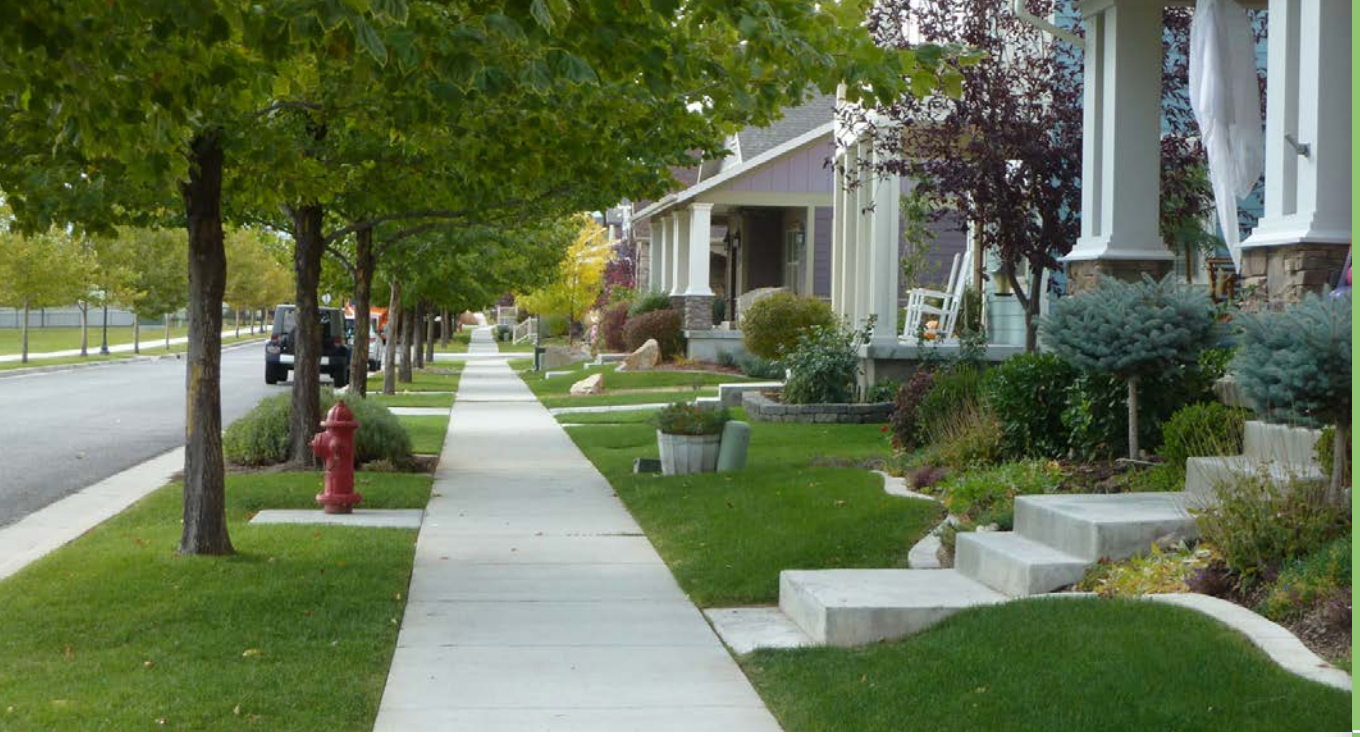
Biology

Due to many years of crop production and cattle grazing, most of the ground surface has been disturbed and very little native vegetation remains. There are no significant oak trees or permanent waterways on the site. Historically, the predominant plant communities occurring on the site have been non-native grassland, bacharis scrub, and coastal sage scrub. Several stands of mature eucalyptus and California pepper trees occur at scattered locations on the site. A fire in October 2003 completely burned the project site and eliminated all bacharis and sage scrub, and killed most trees on the property.

1.4 SPECIFIC PLAN GOALS

The project has been designed to fulfill the following Hitch Ranch Specific Plan goals:

- Create a new community that allows for residential and parkland development, while preserving natural resources and open space.
- Provide reduced density buffer areas on the north and west portions of the site to preserve and protect the existing rural and equestrian neighborhoods and uses.
- Create quality residential neighborhoods and public park facilities consistent with the goals of the City of Moorpark General Plan.
- Provide a property tax base to support public services and fully offset costs of the proposed development.
- Establish development regulations to ensure that residential neighborhoods are compatible with the surrounding area.
- Assure appropriate phasing and financing for community facilities including street and road improvements, water, urban runoff and flood control facilities, sewage disposal facilities, schools, and parks.
- Create a community that is visually attractive, compatible with the existing land uses adjacent to the project site and organized and designed to provide efficient and orderly use of the site.
- Provide for comprehensive planning to assure the orderly development of the planning area in relation to the surrounding community.
- Provide development and transitional land use patterns that are complimentary with surrounding land uses.
- Establish land uses that permit a range of housing opportunities with varying densities, types, styles, prices, and tenancy characteristics.
- Designate sites for needed public facilities, including flood control facilities, regional roadways, parks and trails.
- Create neighborhoods with lasting value by setting high quality standards for residential land development.



Chapter 2

DEVELOPMENT PLAN

2.1 LAND USE PLAN

The Hitch Ranch Specific Plan envisions four distinct residential neighborhoods with public roads, a public park along High Street, shared private recreational facilities, a local trail network, an affordable housing site (City Donation Parcel) to be donated to and developed by the City of Moorpark, and direct access to the historic Downtown Moorpark commercial district and Civic Center.

The residential neighborhoods have been placed on the extended upper plateau of Hitch Ranch, approximately 80 to 140 feet above the valley floor to the south. The neighborhoods are relatively flat (2% to 6% street grade) and are inter-connected by landscaped collector roads with multi-use trails and sidewalks.

Figure 2-1: Illustrative Land Use Plan

The Specific Plan provides a variety of housing types and residential densities. Additionally, the plan provides for a 6+ acre public park along High Street. A 7.3 acre Passive Park is located within the City Donation Parcel. Private recreation and open space lands are also integrated throughout the plan. A statistical summary of the land use mix is provided in Table 2-1 and the Land Use Plan is illustrated in Figure 2-1.

TABLE 2-1 LAND USE DESIGNATION SUMMARY

Planning Area	Land Use Designation	Land Use Description	Gross Area (Acres)	# of Dwelling Units [1]	Planning Area Proposed Density (DU/gross ac)	Open Space Uses within Planning Area (Acres)
PA1	RPD-2U	Single-family Residential	55.41	79	1.43 DU/gross ac	17.33
PA1A	Recreation	HOA Recreation Area	6.08	0	N/A	3.12
PA2	RPD-4U	Single-family Residential	62.1	188	3.03 DU/gross ac	11.28
PA3	RPD-8U	Single-family & Attached Residential	32.8	253	7.71 DU/gross ac	2.53
PA4	RPD-20U	Multi-family Residential	11.67	235	20 DU/gross ac	0
		Residential Subtotal	**168.06**	**755**		**34.26**
Other Uses	**Land Use Designation**	**Land Use Description**	**Gross Area (Acres)**	**# of Dwelling Units**	**Planning Area Proposed Density (DU/gross ac)**	**Open Space Uses within Planning Area (Acres)**
Open Space	O-S	Open Space	28.78	0	N/A	11.96
Park	Park	High Street Active Park	6.77	0	N/A	6.77
Basins	Basins	Stormwater Quality & Detention areas	15.91	0	N/A	15.91
Public Uses	N/A	Roadways & VCWPD Easement	34.34	0	N/A	N/A
		Other Uses Subtotal	**85.80**			**34.64**
		TENTATIVE TRACT 5908	**253.86**	**755**	**2.97**	**68.90 (27.1%)**
ADDITIONAL PARCEL TRACT 5908:						
Lot 378	RPD 20U-N-D	City Donation Parcel/Passive Park 2	23.44	N/A	N/A	N/A
		OVERALL TOTAL	**277.30**	**N/A**	**N/A**	**N/A**

Notes: [1] Transfer of dwelling units shall be allowed within an individual Planning Area to another Planning Area. The allowable percentage of units transferred shall not exceed the total % within either individual Planning Area as defined in Chapter 6, Section 6.4 of this Specific Plan.

[2] For development standards for the City Donation Parcel see City of Moorpark Municipal Code Section 17.76 - RPD 20U-N-D.

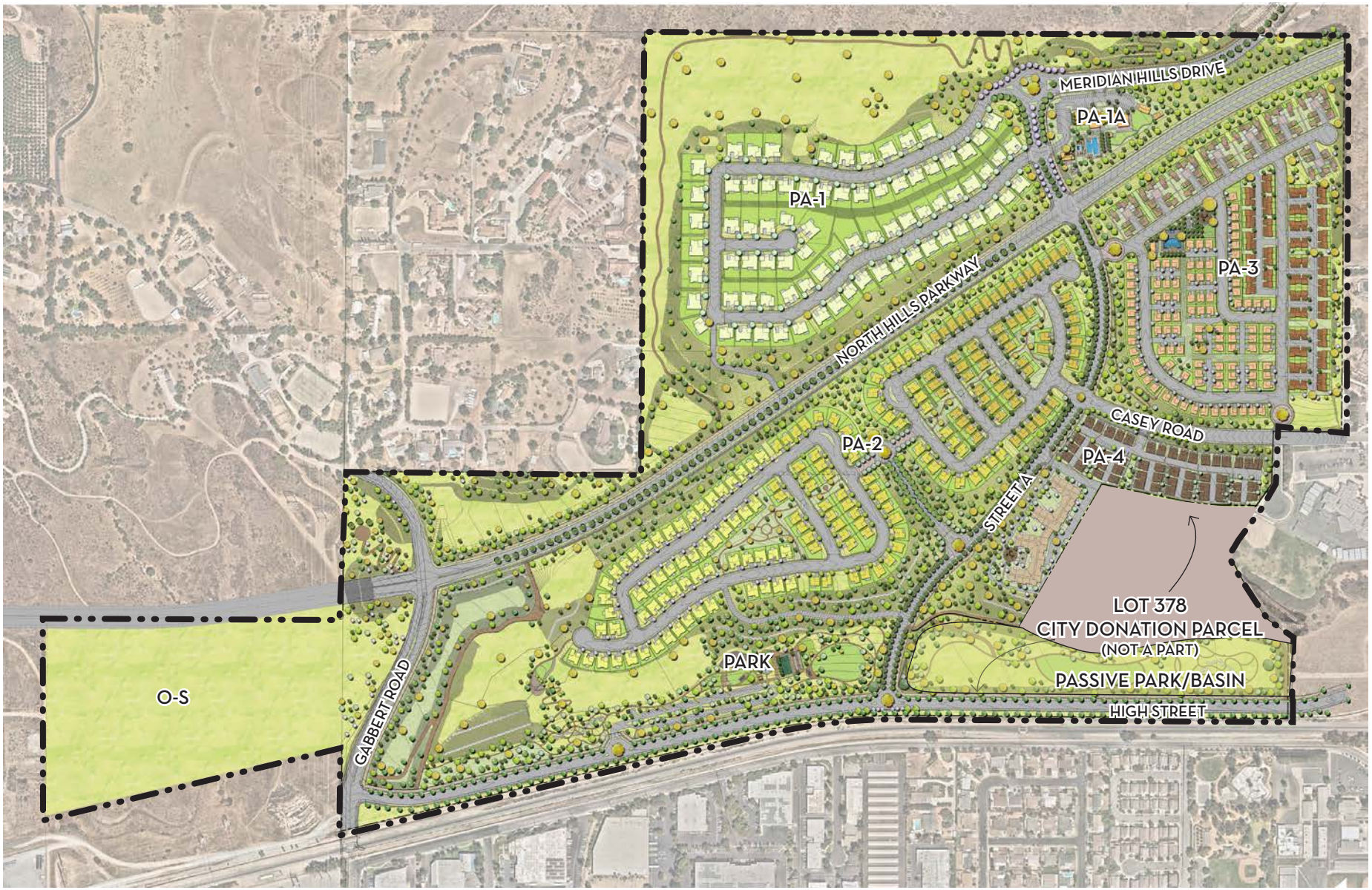


Figure 2-2: Illustrative Site Plan

Figure 2-3: Circulation Plan

2.2 CIRCULATION PLAN

The structural framework of the project area is created by the street system. In addition to providing sufficient access to the allowed land uses, the street network enables pedestrian and bicycle travel, and defines a series of landscaped areas and open space that are planned as one of the distinctive features of the Specific Plan. The Circulation Plan is depicted in Figure 2-3. The Circulation Plan generally locates the road network. Final engineered road alignments may vary and are subject to review and approval by the City of Moorpark based on policies contained in this document and without an amendment to this Specific Plan.

The circulation plan provides fire safety connections to three existing dead-end, single-access roadways adjacent to the Specific Plan: Gabbert Road, Meridian Hills Drive, and Casey Road/Walnut Canyon School.

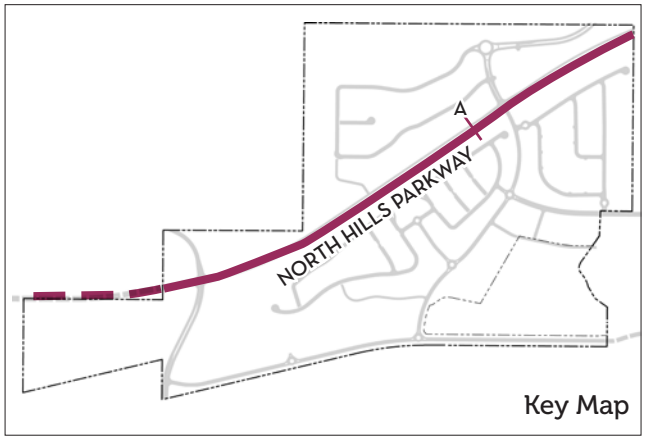
2.2.1 Streets

The following four main categories of existing and planned streets are proposed in the Specific Plan area. The categories of roadways are summarized in accordance with the Circulation Element of the City's General Plan.

Arterial Roadway

North Hills Parkway is an Arterial roadway designed to have two lanes in each direction with a landscaped center median. The total right-of-way width is 100 feet, and there is controlled access and restricted parking. The north side of the parkway shall provide for a multi-use trail. Dedicated right and left turn lanes will be provided where needed.

Figure 2-4 illustrates the North Hills Parkway street section.



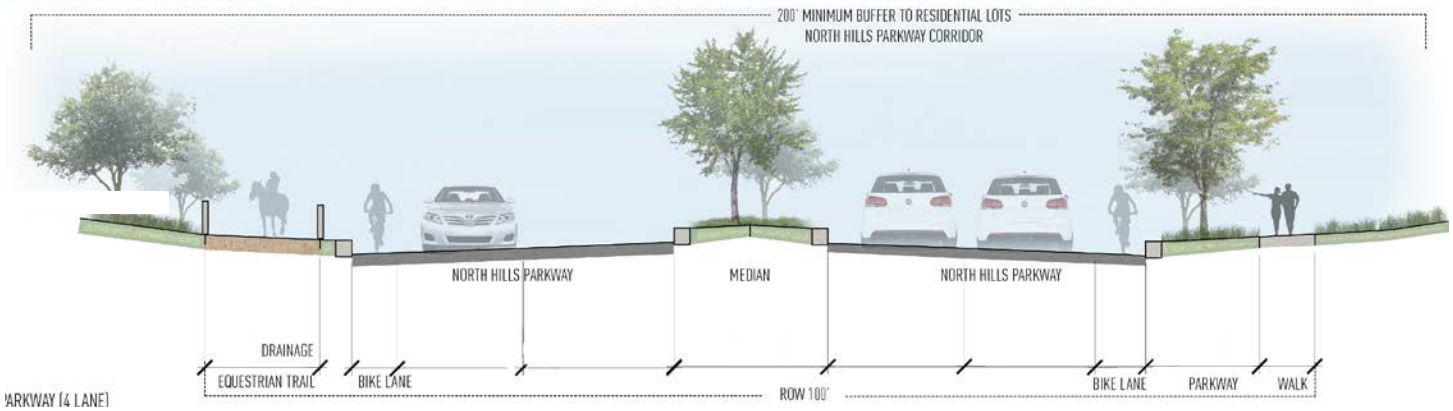
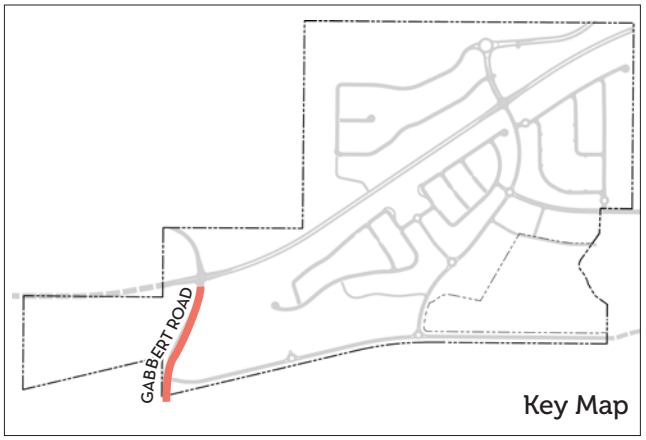


Figure 2-4: Street Section- North Hills Parkway

Gabbert Road is also an arterial but with an ultimate right-of-way of 98'. Gabbert Road contains a median with two travel lanes and a bike lane on each side. Landscaped parkways and sidewalks also bound each side of the road, as well as a trail on one side. (Fig. 2-5) Gabbert Road will remain a local road north of North Hills Parkway.



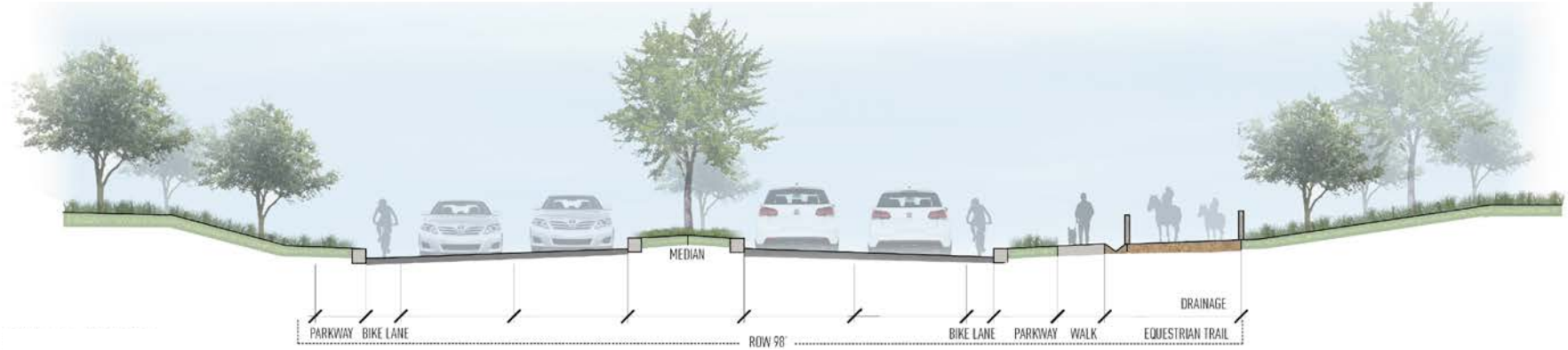


Figure 2-5: Street Section- Gabbert Road South of North Hills Parkway

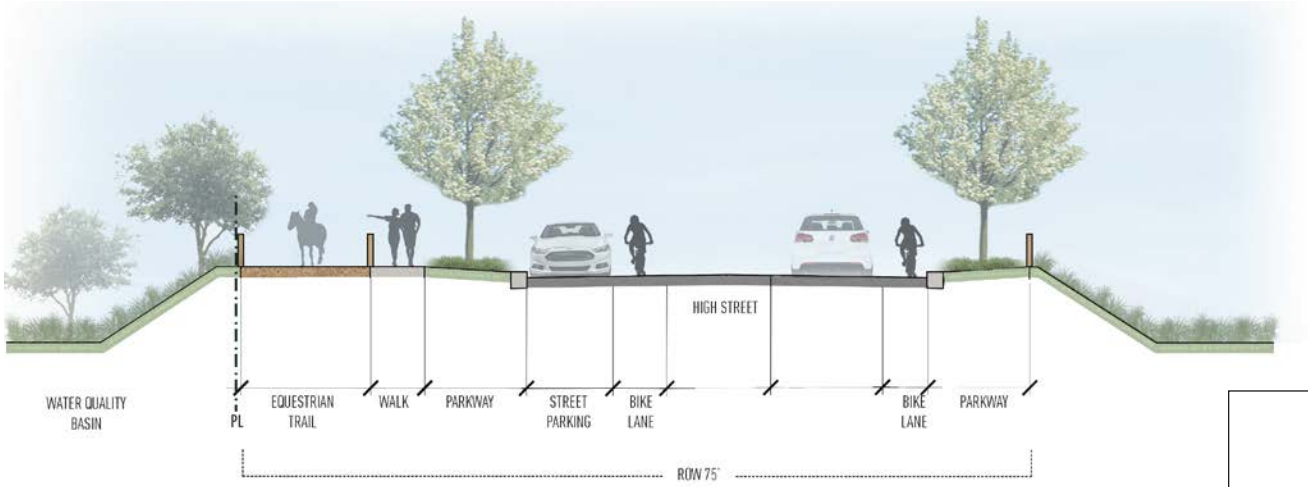
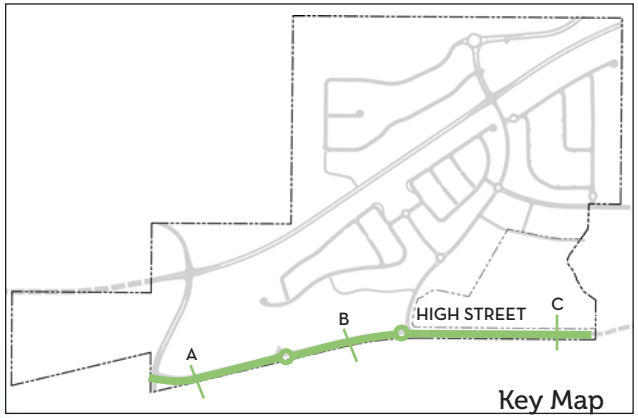


Figure 2-6A: Street Section- High Street



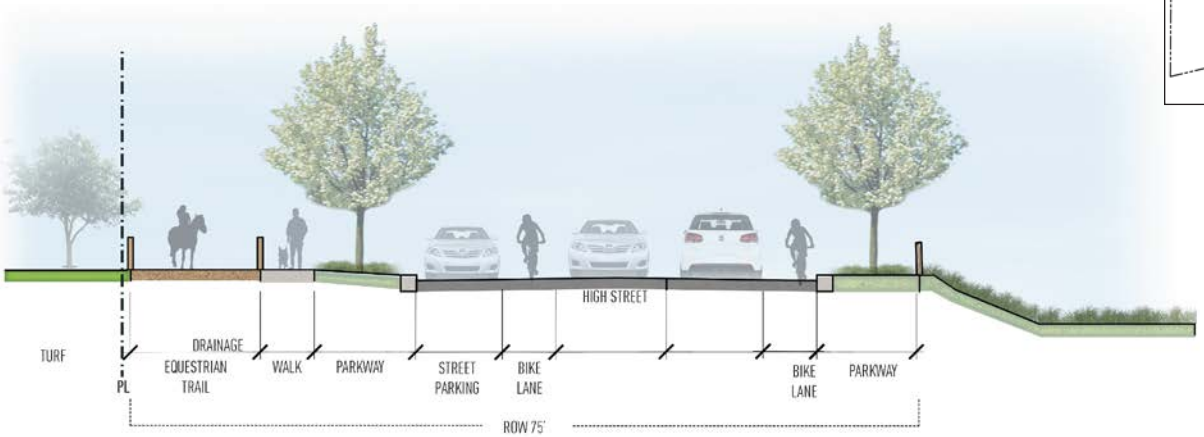
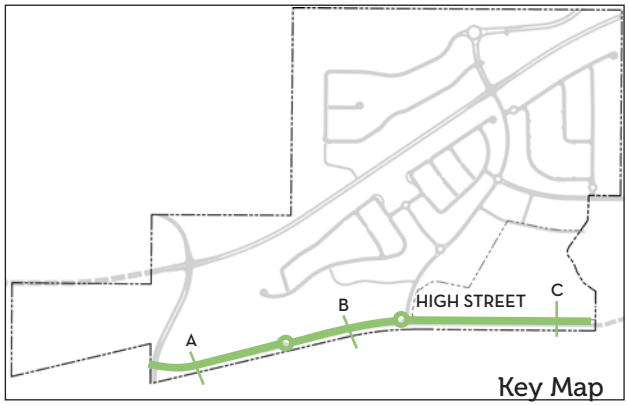


Figure 2-6B: Street Section- High Street

Rural Collector Roads

Rural Collector Roads within the Specific Plan area include High Street and Meridian Hills Drive. These roads provide two travel lanes (one in each direction), with an optional raised landscaped median and a typical right-of-way width of 75 to 84 feet. Landscape parkways and sidewalks are also included in the street section. In hillside areas, the minimum dimension may be allowed, but graded shoulders are required and on-street parking is only permitted when adjacent to the recreation spaces. To provide extra safety a decomposed granite multi-purpose trail is proposed for joint use by equestrians, bicyclists and pedestrians in specific locations.



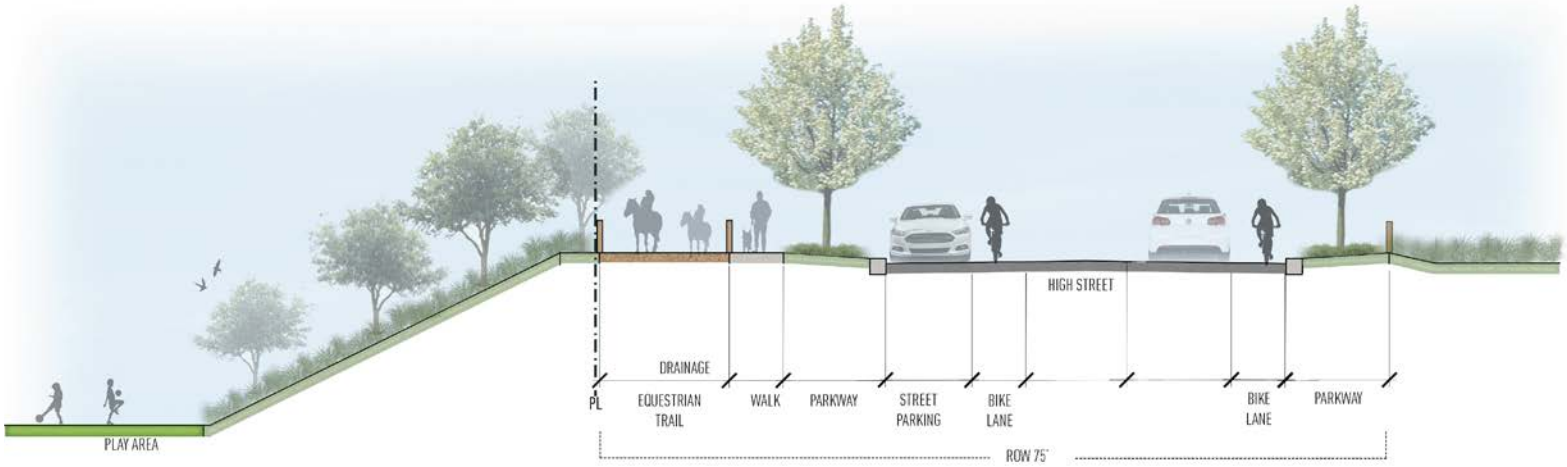
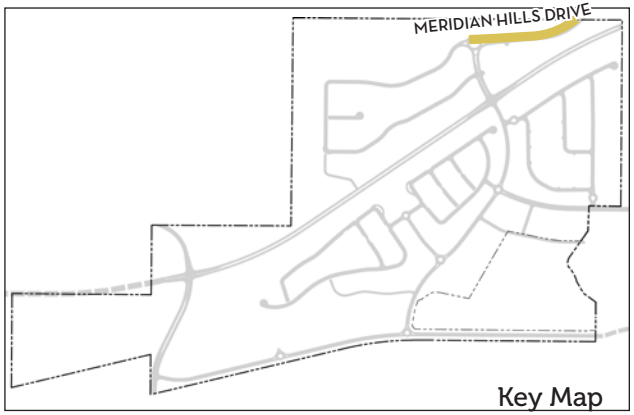


Figure 2-6C: Street Section- High Street

Meridian Hills Drive contains a planted median and drive lanes on each side. The ultimate right-of-way is 84 feet and includes bike lanes, curb adjacent sidewalks, and a parkway on one side with an equestrian trail on the other side.

Figures 2-6A, B, C and 2-7 illustrate the Rural Collector Road street sections.



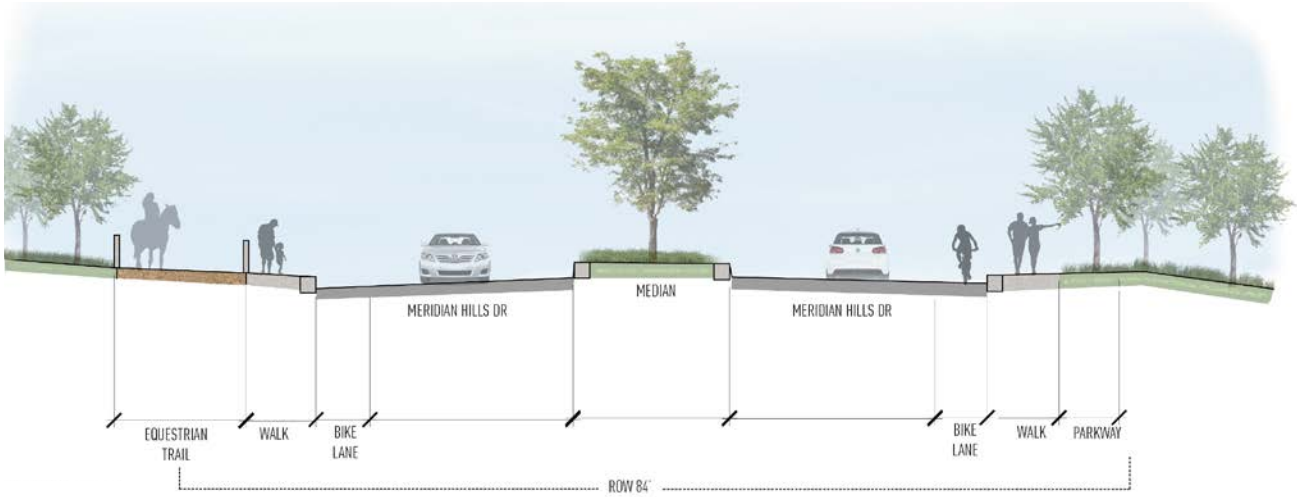


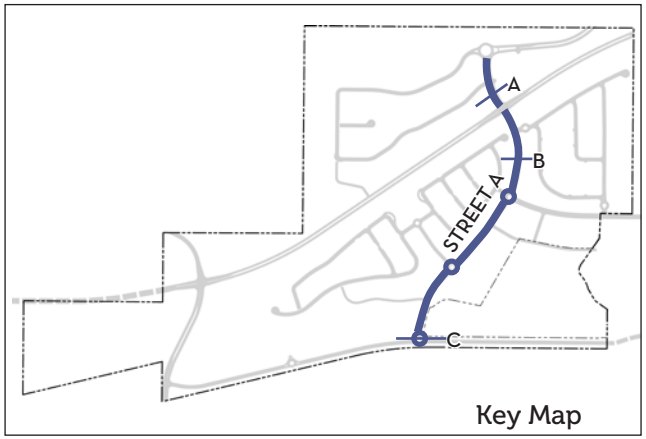
Figure 2-7: Street Section- Meridian Hills Drive

Local Collector Roads

Local Collectors within the Specific Plan area are Street A and Casey Road. These roads provide two travel lanes, one in each direction. The right-of-way widths range from 74 to 104 feet, all contain bike lanes on each side of the street and sidewalks. Depending on the overall right-of-way width, parkways will be provided adjacent to the curb.

Street A runs north-to-south through the entire project and has roundabouts placed at prominent intersections. North of North Hills Parkway, Street A will have a raised median down the center of the road with the right-of-way width of 104 feet. South of North Hills Parkway, Street A narrows down to an 80-foot right-of-way without a median. Parking is prohibited on Street A.

Refer to Figures 2-7A, 2-7B, and 2-7C for street sections.



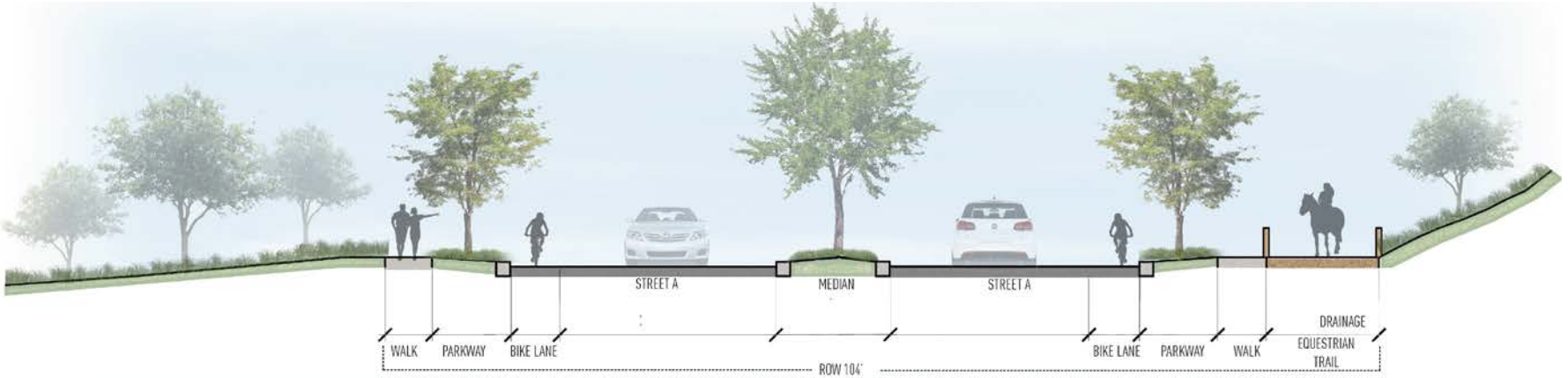
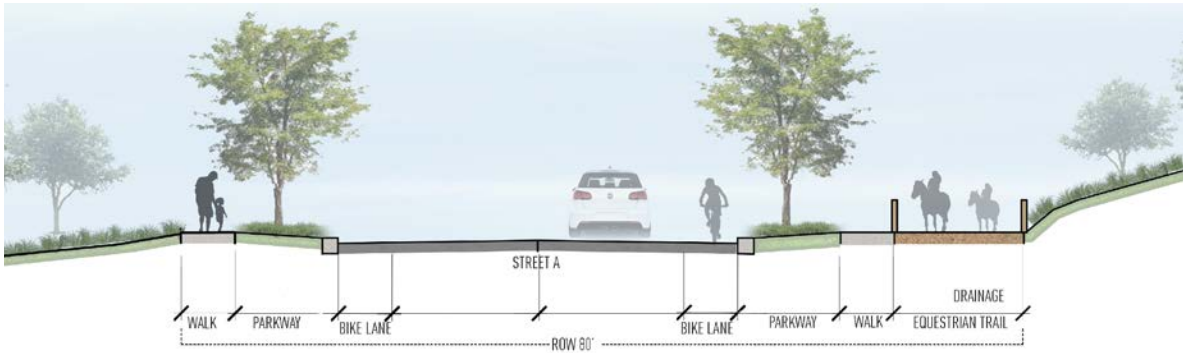


Figure 2-7A: Street Section - Street A



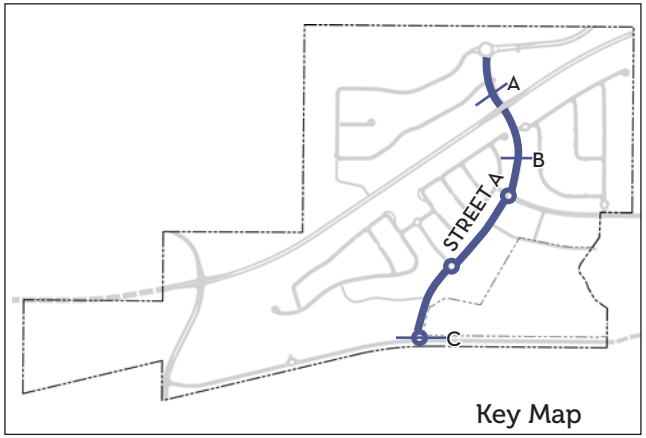


Figure 2-7B: Street Section - Street A

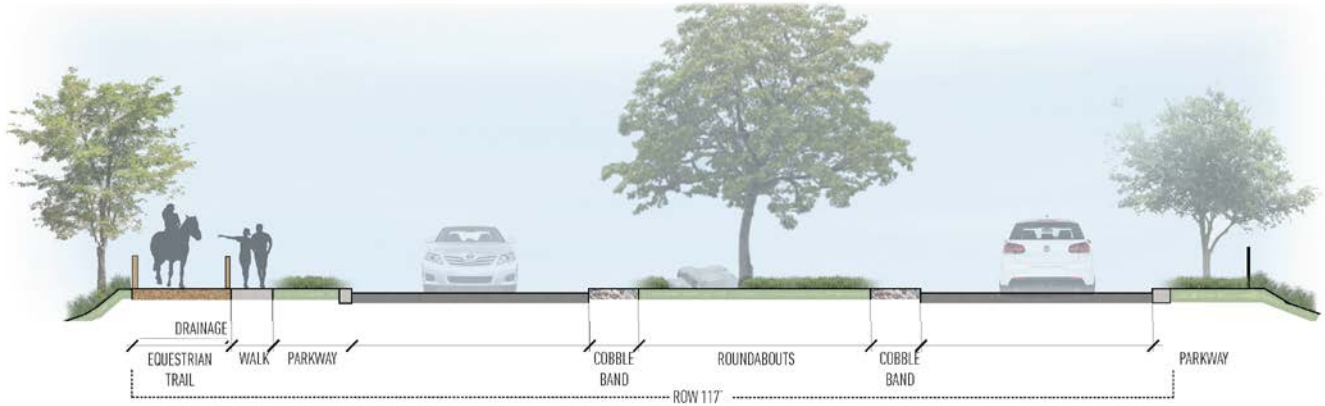


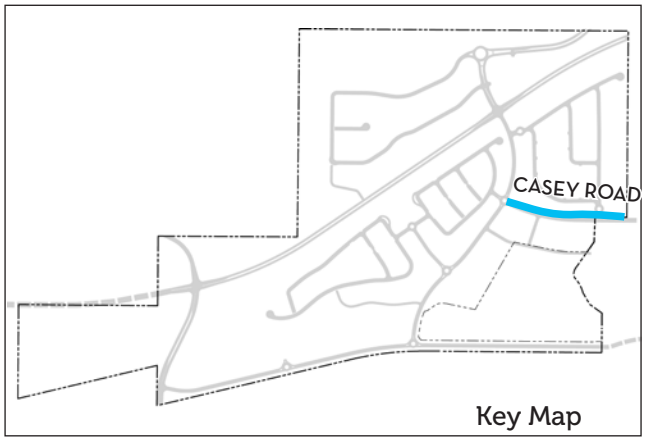
Figure 2-7C: Street Section - Street A Roundabout

Casey Road is an east-to-west roadway providing a frontage access road into the project area and connecting the project to areas to the east.

Casey Road shall also serve as an entry corridor into the area. Roadways shall be one lane in each direction with a median flush to the street.

Similar to Street A, on-street parking is prohibited.

Refer to Figure 2-8 for street section.



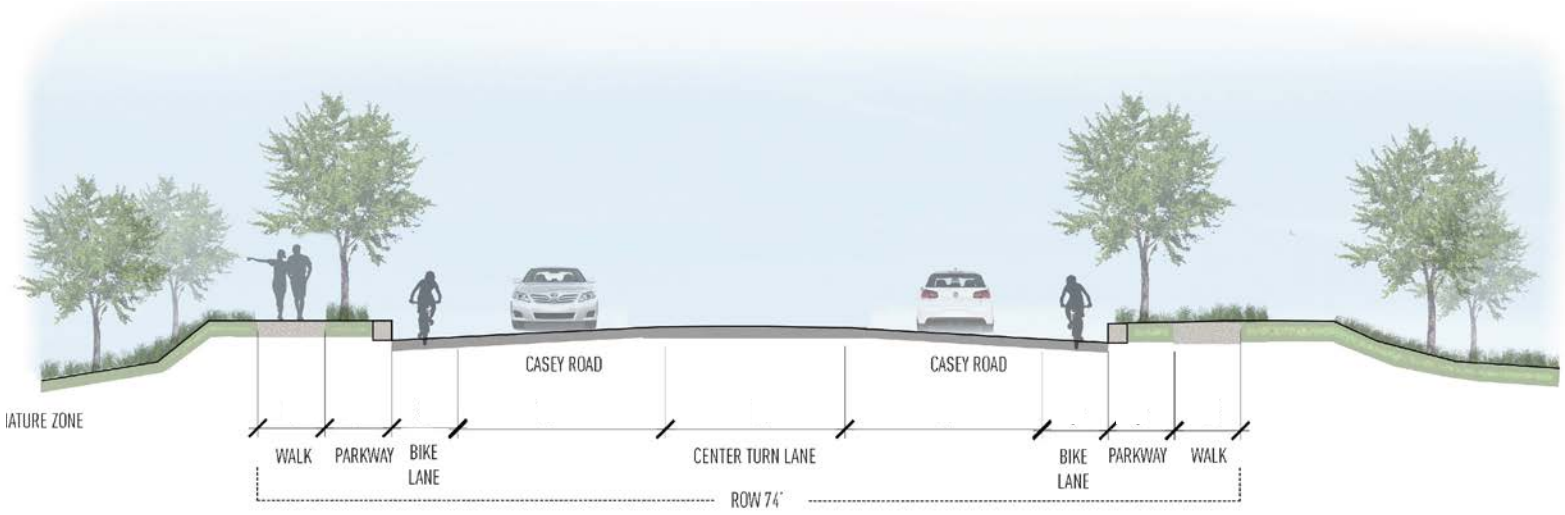


Figure 2-8: Street Section - Casey Road

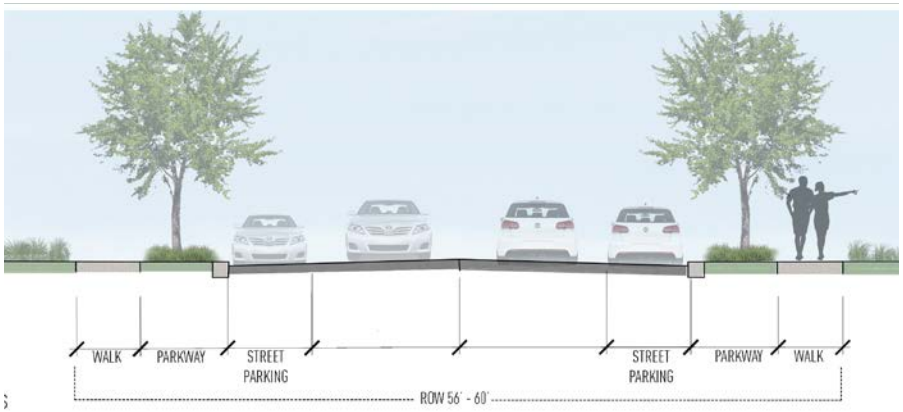


Figure 2-9: Street Section- Local Street with On-Street Parking

Figure 2-10: Street Section- Local Street without Parking

Neighborhood (Local) Streets

Neighborhood Streets are private streets internal to the Specific Plan area. Neighborhood streets provide access to residential and recreational land uses. These streets typically have a right-of-way width of 56 to 60 feet including landscape parkways and sidewalks. Figure 2-11 illustrates these street sections.

Neighborhood streets are located and detailed with the following intentions:

- Provide quiet, safe and attractive frontages for residential lots;
- Provide safe and convenient routes for pedestrians from homes to recreational areas; and
- Accommodate low volume vehicular traffic and bicycles at slow speeds.

The precise location shall be determined through the approval of subdivision maps. Neighborhood streets may or may not be gated. Streets internal to Planning Areas 3 and 4 may have private drives and street widths less than 36 feet. The precise width of these streets shall be determined through the approval of subdivision maps for these project areas. Traffic calming devices such as bulbouts may be incorporated in street design, subject to meeting Public Works and Fire Department design standards.

Roundabouts

Roundabouts have been designed for public safety and traffic calming. Emergency vehicles can effectively navigate around them while they also provide traffic calming. The roundabouts will be landscaped to provide visual queues for the prominent intersections as well as location identification.

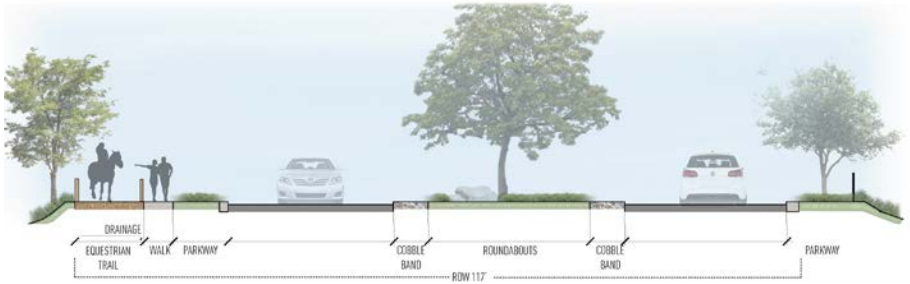
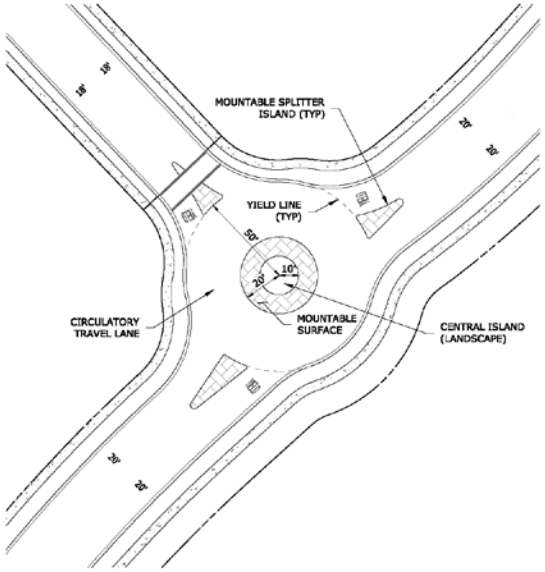


Figure 2-12: Roundabout Elevation



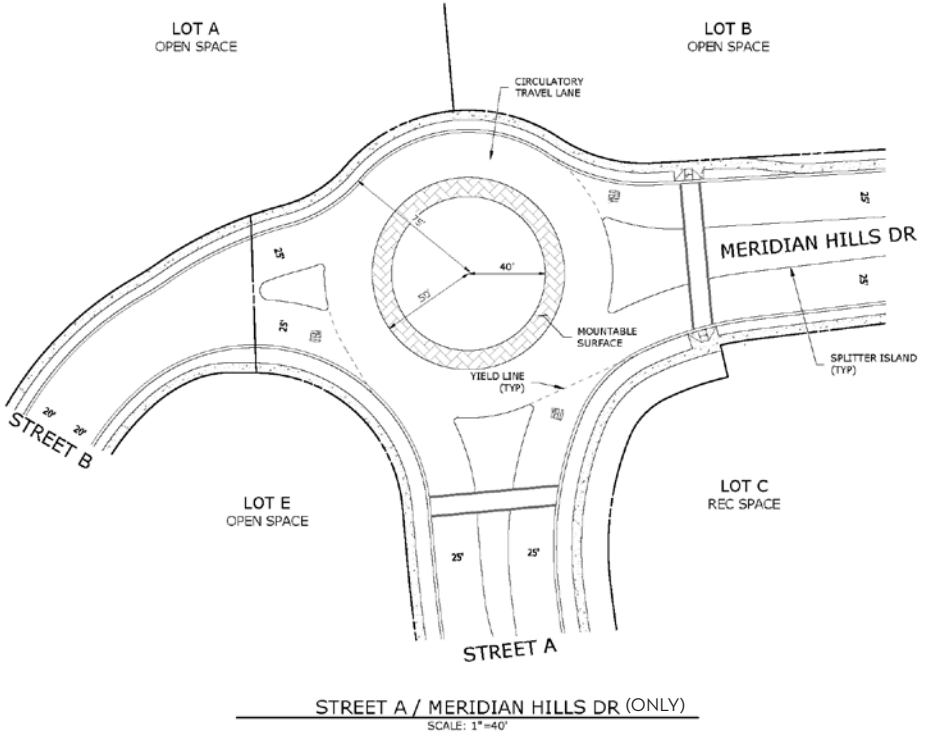


Figure 2-12: Roundabout Plans

Chapter 3

PUBLIC SERVICES & FACILITIES

3.1 UTILITIES AND PUBLIC SERVICES

This section addresses the public service requirements for the Hitch Ranch Specific Plan area. All necessary public services and utilities of sufficient capacity are either adjacent to or will be brought to the site as part of the Hitch Ranch project.

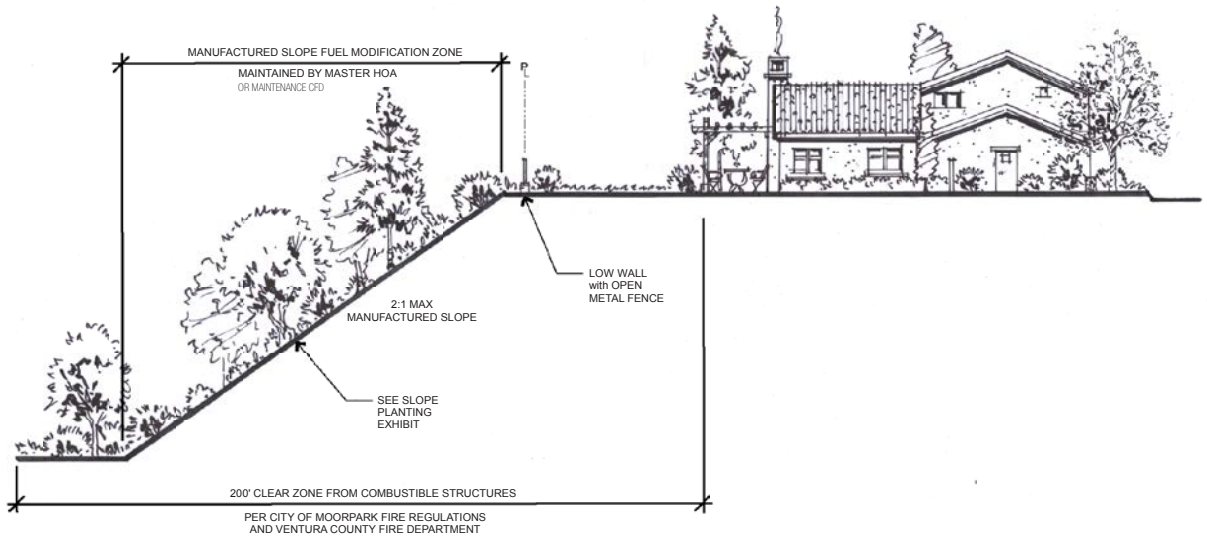


Figure 3-1: Fuel Modification Zone

3.1.1 Fire Protection

Hitch Ranch is within the Ventura County Fire Protection District. Fire Station 42 and Fire Station 40 are closest to the project site. Fire Station 42 is located at 295 High Street, approximately one-third mile east of the Specific Plan area and would be the primary response company. Fire Station 40 is located at 4185 Cedar Springs Street, approximately 2.3 miles south of the project site. Like the rest of the northern half of the City of Moorpark, Hitch Ranch is located within a Cal Fire-designated Very High Fire Severity Zone (VHFHSZ). The following shall be required of the project:

- The use of non-flammable materials, especially roofing materials, will be required for all structures in the Specific Plan area. Homes adjacent to Open Space areas shall utilize additional methods of fire protection such as the boxing of eaves and use of sprinklers in accordance with the Hitch Ranch Fire Protection Plan.
- Implementation and maintenance of a fuel modification management program focusing on management of highly combustible native vegetation, pruning of lower branches of native trees and the elimination of invasive, combustible non-native species introduced by residents is required. Permanent fuel modification is required where development is adjacent to natural open space areas. The width of the fuel modification zone

will be 200 feet from the buildable pad adjacent to the Open Space internal to the project, and a minimum of 200 feet from the buildable pad adjacent to Open Space that extends beyond the boundaries of the project. (See Figure 3-1).

The following factors will be considered in the determination of the width of the fuel modification zone:

- The natural slope of the land within the site and adjacent to the site;
- Fuel loading (density of the natural vegetation);
- Access to the project area and the fuel modified area; and
- Availability of fire flow through Ventura County Waterworks.

Cal Fire regulations regarding landscape shall supersede the specific plan requirements in the event of any conflict.

3.1.2 Police Protection

The Ventura County Sheriff's Department will provide police protection for Hitch Ranch. The City of Moorpark contracts with the Sheriff's Department for sworn and non-sworn county officers to provide law enforcement services. The City presently utilizes police and equipment based from locally-housed investigative, community policing and traffic officers. The Moorpark Police Service Center, located at 610 Spring Road, is less than one mile from Hitch Ranch and is the location from which all patrol units would respond to the site.

3.1.3 Schools

The Moorpark Unified School District (MUSD) provides public education services to the project vicinity. Development of 755 residential units proposed as part of the Specific Plan would introduce additional students in the MUSD.

It is anticipated that the students will attend the following schools. Timing and unforeseen circumstances could change school designations, but that shall have no impact on the Specific Plan document.

- Grades K-5: Walnut Canyon School (per the December 2020 General Plan- is at 52.57% capacity).
- Grades 6-8: Chaparral Middle School (per the December 2020 General Plan- is at 53.20% capacity).
- Grades 9-12: Moorpark High School (per the Moorpark 2020 Existing Conditions Report- is at 85.14% capacity).

3.2 PUBLIC FACILITIES

This section summarizes the facilities required for utility improvements. The precise location and size of the individual lines may be modified as part of the subdivision map process.

3.2.1 Domestic Water System

The Ventura County Waterworks District No. 1 will provide water service to the project area. There are four points of connection:

- Point of Connection 1: to the existing 12" main on Gabbert Road at North Hills Parkway.
- Point of Connection 2: to the existing 8" main on Casey Road.
- Point of Connection 3: to the existing 12" main on Poindexter Avenue.
- Point of Connection 4: to the existing 12" main on Meridian Hills Drive at Ridgemark Drive.

The precise configuration of water service system for the proposed project will be determined at the time individual tract maps are prepared for each phase of the Specific Plan. Figure 3-2 illustrates the proposed Domestic Water System.

New development is required to comply with the MMC Chapter 15.23 Water Efficient Landscape Ordinance for the implementation of the same Water Conservation Program in order to encourage water efficient landscapes and conservation.

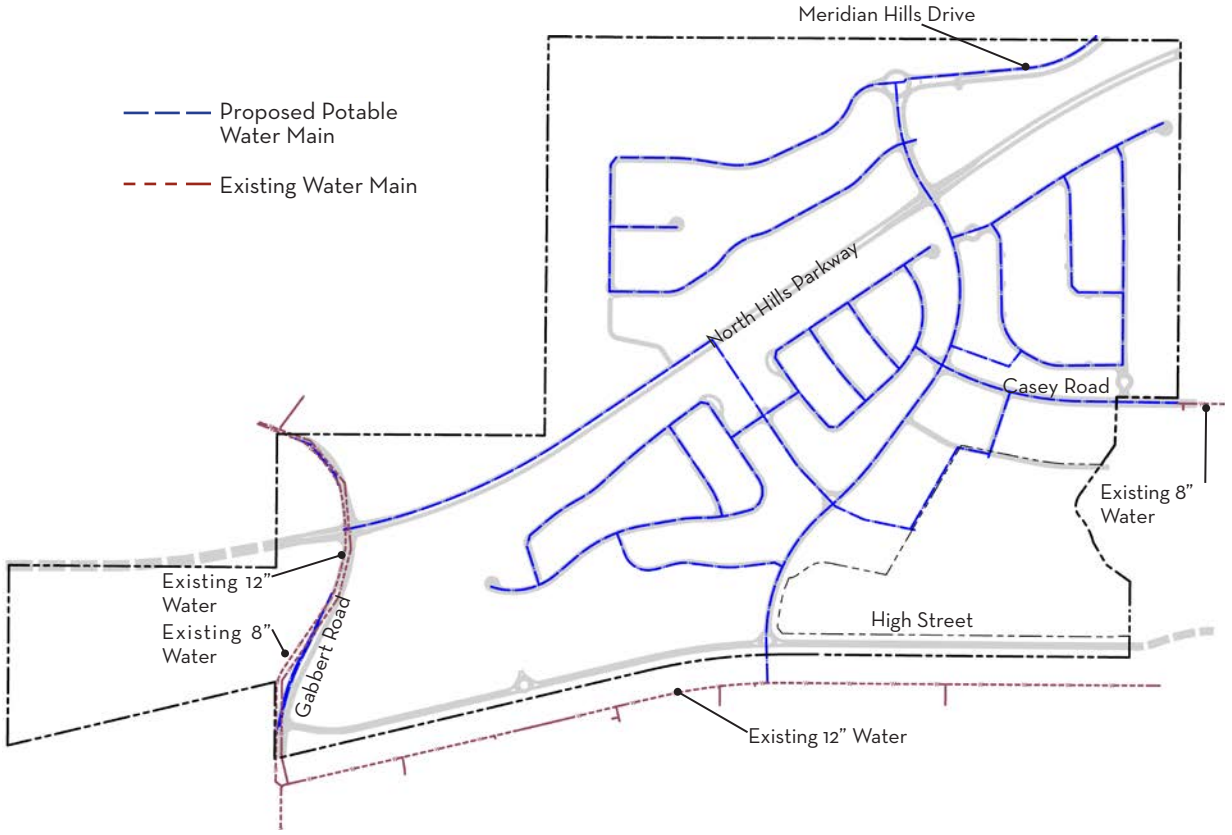


Figure 3-2: Domestic Water System

3.2.2 Wastewater System

Sanitary sewer service for the project would be provided by Ventura County Waterworks District No. 1 (VCWWD1) by connecting to their existing sewer line on Gabbert Road. To connect to VCWWD1's facilities, the onsite sewer main would run perpendicular to and beneath the Walnut Canyon storm channel and the Union Pacific Railroad/Metro Rail tracks at Gabbert Road. No interference in rail operations is anticipated as the sewer main would be installed utilizing a bore pit and jacking method of installation in order to connect at the intersection of Gabbert Road and Poindexter Avenue. To accommodate the anticipated flows from the Hitch Ranch project, the existing 8-inch and 12-inch diameter sewer main on Gabbert Road and on Los Angeles Avenue would require upsizing to a 15-inch diameter sewer line. Upsizing would occur from the intersection of Gabbert Road and Poindexter Avenue to the north side of the intersection of Los Angeles Avenue and Mira Sol Drive.

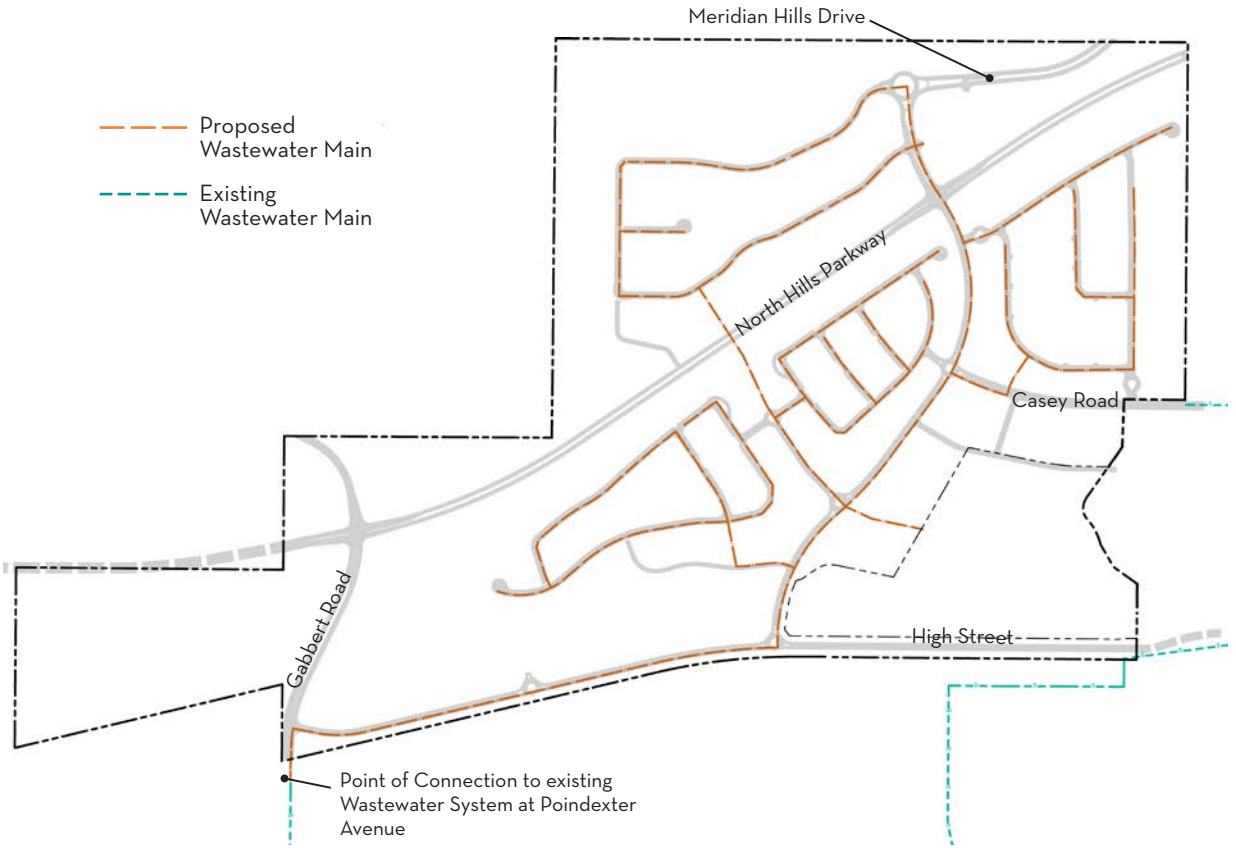


Figure 3-3: Wastewater System

The configuration of the sewage collection system for the project will be determined at the time individual tract maps are prepared for each phase of the project. A detailed analysis of sewer service will be provided in the EIR.

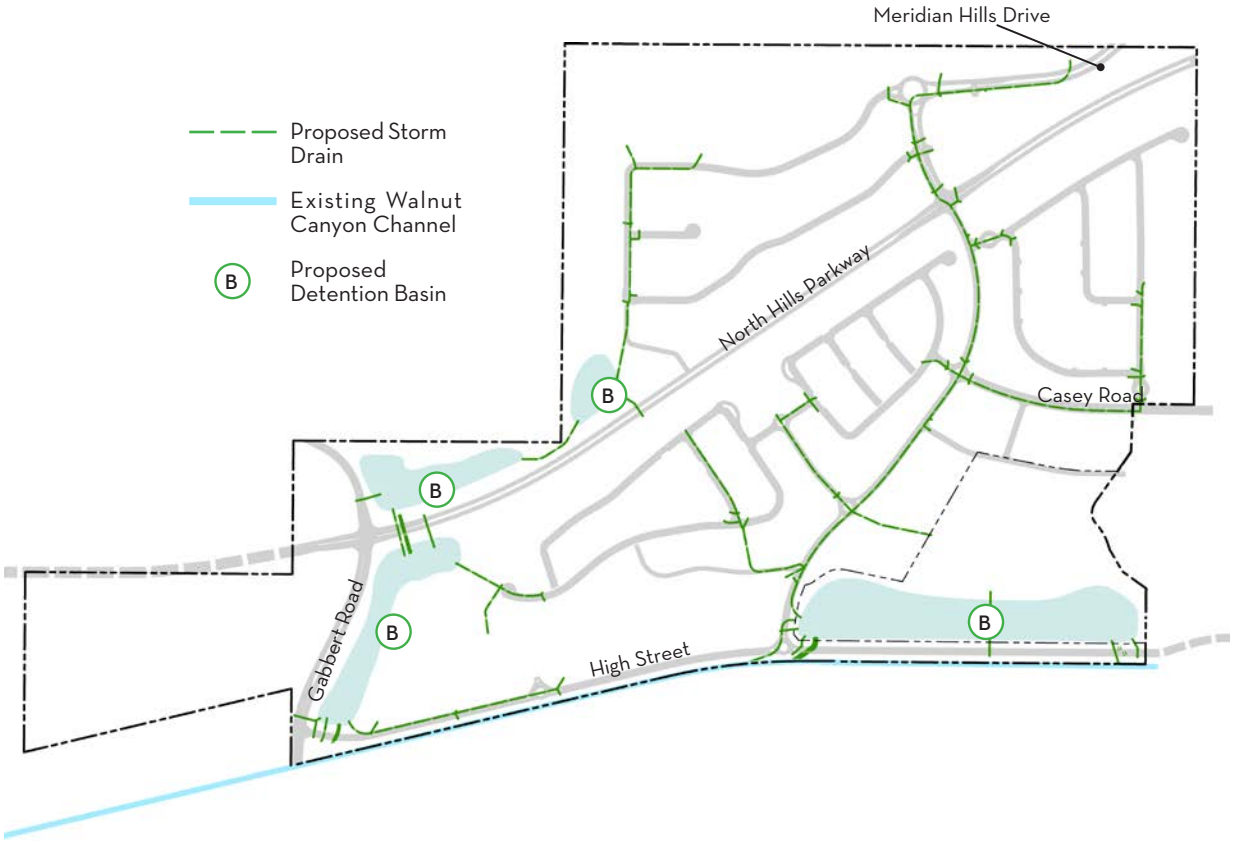


Figure 3-4: Storm Water Drainage

3.2.3 Storm Water Drainage

The City of Moorpark has determined that a storm drain system shall meet criteria based upon a 50-year frequency storm runoff to provide an acceptable level of protection when combined with the requirements that the building pads be above a 100-year storm protection level. This is consistent with the Ventura County Watershed Protection District (VCWPD) design criteria for larger regional facilities, which is based on the 50-year storm with adequate freeboard to contain the 100-year storm runoff. In general, it is a City requirement that all new structures be protected from the 100-year frequency storm runoff. City policy includes the requirement that during a 100-year frequency storm, any ponded water surface is to remain at least one foot below any residential pad or commercial finished floor in the proximity. This is compatible with the Federal Emergency Management Agency's (FEMA) Flood Insurance Program.

Based upon existing ungraded topography, the site generally drains southerly towards the Walnut Canyon Channel. The Walnut Canyon Channel is an improved concrete channel that is eight feet wide at the bottom and is five feet high along its sides with additional earthen freeboard above the top of the concrete channel.

A regional watershed master plan for the Walnut Canyon Channel has been prepared by the VCWPD. The regional watershed master plan for Walnut Canyon is presented in the "Gabbert and Walnut Canyon Channels Flood Control Deficiency Study", dated March 1997.

The regional watershed master plan has identified master planned flood control facilities within the Walnut Canyon Creek watershed to mitigate the existing hydraulic deficiencies of the regional channel system. The residential development areas of the Hitch Ranch Specific Plan are not within any FEMA-designated Flood Plain Zone. However, three of four detention basins proposed in the regional master plan are located within the Specific Plan area. The basins within Hitch Ranch shall be constructed in Phase 1 and Phase 2 of the project implementation. They shall be maintained by special assessment and may be utilized for public recreational uses, subject to approval by the City of Moorpark. Refer to Figure 6-1: Phasing Plan.

The other detention basin is located upstream of the Specific Plan area. The storm water drainage plan shall be consistent with the provisions of the City of Moorpark Drainage Ordinances. Figure 3-4 illustrates the Storm Water Drainage System.

3.2.4 Natural Gas

The Southern California Gas Company (SCG) is the supplier of natural gas to the County of Ventura, including the City of Moorpark. The availability of natural gas is based upon recent conditions of gas supply and regulatory policies. As a public utility, the SCG is under the jurisdiction of the California Public Utilities Commission and can be impacted by changes which may affect availability of supply. Gas service will be provided in accordance with any revised conditions. The regional gas supply is primarily from Texas via the El Paso Gas Company's pipeline to Southern California. The size and location of lines that would serve the proposed project would be determined at the time individual tract maps are prepared for each phase of the project.

3.2.5 Electricity

Southern California Edison (SCE) provides electrical service to the project site. Electrical power is provided to the City of Moorpark and the Specific Plan area by 11 high voltage overhead electrical lines in two separate easements. The western most easement carries four 220 kV lines. These lines, referred to as the "Moorpark-Ormond Beach 220 kV lines," run north out of the Moorpark Substation, which is located south of the project site, onto the project site, and make a 90 degree turn to the west. These four 220 kV lines carry current three months a year, during peak use and summer months. For the remainder of the year, the lines carry no current. Overall, these lines carry approximately 750 amperes per circuit when in use.

A second easement, located to the east of the Moorpark-Ormond Beach easement, also travels north out of the Moorpark Substation, crossing the project site in a north/south direction. Seven lines are located within this easement. The lines, from east to west, include the Gabbert 16 kV line; the Saugus-Moorpark-Santa Susana-Torrey 66 kV line; the Moorpark-Pardee No. 3, 2 and 1 220 - kV lines; and the Moorpark-Santa Clara No. 1 and 2 – 220 kV lines. These seven circuits are in operation throughout the year; however, line loads do change based on user needs. During the summer months, when electricity demand is the greatest, line loads would be the highest, ranging from 135 amperes on the Gabbert 16 kV line, to 340 amperes on the Moorpark-Pardee 220 kV lines. Conversely, during the winter months when electricity demand is lower, line loads will be reduced.

The project area will be served by an interconnected series of underground SCE distribution lines and transformers to be designed for phased installation as part of the development of the Specific Plan area.

3.2.6 Communication

The existing telephone lines are located both east and west of the Specific Plan area and would be extended to the area to serve the approved uses. All telecommunication lines within the Specific Plan area shall be underground.

Cable television and internet service is available in the City. The existing cables are located east of the Specific Plan area and would be extended to the area in underground cable systems to serve the approved uses. There will be broadband capabilities installed per the standards of cable companies for residents.

3.2.7 Infrastructure Responsibility

Table 3-1 summarizes the infrastructure and utilities required to serve the Specific Plan area and identifies the responsible parties for construction, funding, maintenance, and administration of those facilities. A Community Facilities District (CFD) or other financing mechanism may be established to provide funding for components of infrastructure construction and/or maintenance obligations.

TABLE 3-1 INFRASTRUCTURE RESPONSIBILITY SUMMARY					
Service/Facility	Construction & Funding Responsibility			Maintenance Funding	Regulation/ Agency
	Off-Site Improvements	Backbone Improvements	In-Tract Improvements		
Streets/Water/Sewer					
Streets and Parkways	Master Project Applicant	Master Project Applicant	Merchant Builder	CFD/HOA (Varies)	City of Moorpark
Potable Water	Master Project Applicant	Master Project Applicant	Merchant Builder	Water Fees	Water Works District #1
Sanitary Sewer	Master Project Applicant	Master Project Applicant	Merchant Builder	Sewer Fees	Water Works District #1
Flood Control/Drainage					
In Streets	Master Project Applicant	Master Project Applicant	Merchant Builder	CFD/HOA	City of Moorpark
Natural Drainage Courses	Master Project Applicant	N/A	Master Project Applicant	CFD/Special Taxes	City of Moorpark
Utilities					
Natural Gas	Not Applicable	Master Project Applicant/ SCG	Merchant Builder/ Southern California Gas	User Fees	SCG
Electricity	Not Applicable	Master Project Applicant/ SCE	Merchant Builder/ Edison	User Fees	Edison
Phone/Fiber Optics	Not Applicable	Master Project Applicant/Provider1	Merchant Builder/ Provider1	N/A	AT&T
Cable TV	Not Applicable	Master Project Applicant/ Private Facilitator	Merchant Builder/ Provider1	User Fees	Cable Operator

Chapter 4
DESIGN GUIDELINES

4.1 DESIGN PHILOSOPHY AND GUIDELINES FRAMEWORK

The Design Guidelines Chapter provides the design framework for streetscape, landscape and buildings to convey a unified and unique community character. They establish a direction to ensure a high-quality and aesthetically cohesive environment. While these Guidelines establish the quality of the architectural and landscape development for Hitch Ranch, they are not intended to prevent alternative designs and/or concepts that are compatible with the overall project theme. The Design Guidelines are guiding and can accommodate changes in lifestyles, consumer preferences, economic conditions, community designs and the marketplace, as necessary. Organization of this Chapter begins with community level guidelines inclusive of landscaping, monumentation, and community walls; then concludes with building elements for attached and detached neighborhoods and architectural styles.

The architectural and landscape guidelines complement each other. Together they combine to form a distinctive plan offering a high quality environment and the particular Hitch Ranch identity.

The following principles will guide the community design to ensure quality implementation:

- Use architecture that is reminiscent of the character of Early California.
- Use architectural elements and details that reinforce the architectural styles.
- Choose appropriate massing, roof forms, colors and materials to define the architectural styles.
- Ensure that plans and styles provide a degree of individual identity while being compatible.
- Provide a varied and interesting street-scene that enhances the overall community.
- Use a plant palette that is drought tolerant, compatible with the natural open spaces, and reduces fire hazards.
- Celebrate the views of the surrounding area and reduce disturbance to natural topography where possible.

The Design Guidelines protect existing scenic resources, ensure continued visual compatibility and promote a cohesive community design theme. The Guidelines promote the creation of a visually unified and attractive community that preserves and enhances surrounding natural resources and maintains unique visual features.

4.2 HITCH RANCH SETTING

The natural topography and vegetation of Hitch Ranch is reminiscent of California's heritage. After being founded in the late 1800's, the area grew quickly into a rural, agricultural center with the help of its proximity to the Southern Pacific Railroad main line. The site setting, climate, and historical context has inspired the use of Early California architecture and landscapes as a fundamental design theme for Hitch Ranch. This theme will guide design of buildings, public spaces and landscaping through application of key design principles. The Early California references are intended to serve as a touchstone for design, not as a rigid template of forms and materials that would convey a false sense of history.

Celebrating the beauty of the Ranch, its rolling hills and its expansive views is central to the Hitch Ranch design.

Landscape palettes for the streets and open spaces have been chosen based on their compatibility with each other and with the landscape found in the rolling hills and natural

open spaces of the area. The landscape envisioned around the planning areas, along the streets, and in the open spaces will blend planting strategies that deliberately place landscape features such as street trees with more naturalized features at the edges, creating harmony between the surrounding land and the built environment.

Respecting view sheds and natural open spaces, all proposed development occurs where other suburban land uses already exist or below ridgelines. As a result, Hitch Ranch will not alter the visual backdrop of the City.

Grading

The Specific Plan provides remedial measures to reduce erosion and geologic hazards; limit the alteration of visible ridgelines; preserve natural drainages; develop the densest portions of the site in the flatter portions of the site; and use native vegetation for replanting and other water-conserving techniques.

In addition, the project would incorporate landscape intended to transition developed areas from natural open space areas, as well as provide buffering of views of the Specific Plan site from surrounding land uses.

4.3 COMMUNITY DESIGN GUIDELINES

Landscape Concept

The Hitch Ranch landscape concept seeks to unify the diverse planning elements of both the site and its surroundings, which tie the entire project together. Drawing from the historical downtown nearby and the heritage of the area, the landscape elements will recall Early California through the use of native and naturalized plant materials such as sycamores, oaks and native grasses. This California sense will carry through from the drought-tolerant and indigenous plants to the hardscape features including decorative walls, signs and monuments. All planting will comply with fuel modification guidelines and High Fire Severity Zone requirements.

A detailed planting palette has been carefully selected for the project. The primary goal is

to incorporate species that are already well established in Moorpark, including a variety of traditional trees and shrubs historically found in the area. Plant selection factors include compatibility with local soils, the micro and macroclimates throughout the site, the plant's ability to merge into the existing natural environment and drought tolerance. Appendix A of this Specific Plan provides a list of the approved plant palette.

The Early California-inspired design theme is created through a comprehensive landscape plan that addresses the design of streetscapes, open spaces and recreation areas. Additionally, naturalized and fuel modification areas are considered as part of the overall aesthetic of Hitch Ranch and included in the landscape plans for development. A wide variety of trees, shrubs and groundcover will be used as listed in the Approved Landscape Palette (Appendix A).

Landscaping within Hitch Ranch shall incorporate the following guidelines:

- Landscaping shall be informal and rural reminiscent of early-California hillsides. The iconic plant palette of California Sycamores, Oaks, Western Redbuds, and White Alders will be clustered and maintained as they grow naturally on the hillsides and ravines. The result is a created landscape that provides a natural appearance. For a complete plant list see the Approved Lanscape Palette (Appendix A).
- Create landscape designs that provide visibility and avoid screening, especially in proximity to walkways and designated points of entry and opportunistic points.
- Landscaping shall utilize natural materials such as stone, wood rail fences, boulders and drought tolerant plant species.
- The use of expansive lawn areas and water–intensive landscaping shall be discouraged.
- Landscape areas shall use a variety of plant species selected from the Approved Landscape Palette (Appendix A).
- Fencing types shall be consistent with those established in this Chapter.
- The Fuel Modification Zones will be extended to 200 feet surrounding all structures within the Specific Plan area. Plant materials shall consist of low-fuel shrubs, trees and groundcover as determined by the Ventura County Fire Protection District or its designee. Appendix A: Approved Landscape Palette, contains a list of materials accepted by the Ventura County Fire Protection District.

4.3.1 Landscaping Along Major Roads

North Hills Parkway

This main arterial road is distinguished by a backdrop of oak and sycamore trees that create a sense of place and provide respite for trail users. Landscaped parkways and medians, with a combination of evergreen and deciduous trees spaced equally, offer a blending of adapted and native species that mimic the flora found in the surrounding foothills while rustic materials set a bucolic scene.

"A" Street , Meridian Hills Drive, Gabbert Drive

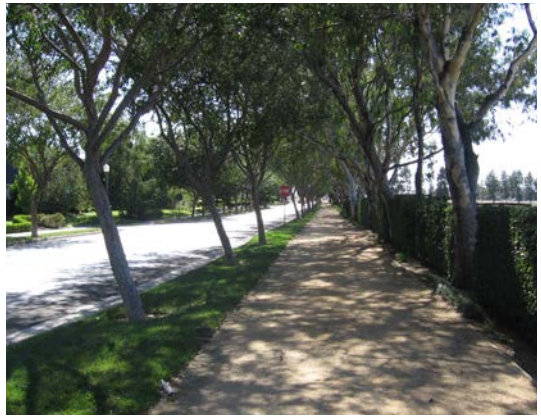
Although these roadways serve as major collector paths of travel, they are rural in nature. The streetscape is characterized by ample groves of deciduous and oak trees while rail fencing provides separation for the decomposed granite multi-use trail. Deciduous and grassland landscape typologies mingle to create a plant palette authentic to the region.

Casey Road and High Street

These roadways serve as the easterly entry points to the Hitch Ranch community. Tree lined parkways with colorful flower and foliage create a memorable arrival experience while native shrubs mimic the indigenous plant palette. As the land slopes away from the roadway, the landscape typology becomes distinguished by meadow grasses and natives.

Key Map: Major Roads

Fencing Example



Streetscape Example

4.3.2 Slopes and Fuel Modification Zone

Two types of open space shall be provided: naturalized areas and Fuel Modification Zones. The naturalized areas shall be left in their natural state or planted with native species. The location of Fuel Modification Zones will be determined following the plotting of the buildings as part of the tentative tract map submittals. The Fuel Modification Zones will be extended to 200 feet surrounding all structures within the Specific Plan area (Figure 3-1). Plant materials shall consist of low-fuel shrubs, trees and groundcover as determined by the Ventura County Fire Protection District or its designee.The approved plant palette of the Specific Plan has been designed in accordance with the Fire Department standards.

4.3.3 Storm Water Detention Areas

The Specific Plan area contains three detention areas totaling approximately 27.9 acres. These areas will primarily serve to temporarily collect and detain storm water drainage from the neighborhoods and surrounding areas. Due to the limited need for such detention areas during much of the year, the basin located just north of High Street will be landscaped with separate areas of turf, native grasses and plants selected to prevent erosion, provide a "green" visual effect, and allow for long term local maintenance of the basin.

Basin and Slope Treatments with Native Landscaping Examples

4.3.4 Public Open Space & Recreation Areas

The 6.77 acre High Street Active Park is located west of Street A along the north side of High Street. Besides being an impactful entry statement adjacent to the Hitch Ranch community, this park will provide active recreational amenities including game zones, event lawns, amphitheater, multi-use trails and picnic shelters and barbecues (Refer to Figure 4-1). Approximately 75 on-site vehicle parking spaces are provided with an additional 70 parallel on-street parking spaces along the north side of High Street with direct pedestrian access to the park. Refer to Figure 4-1.

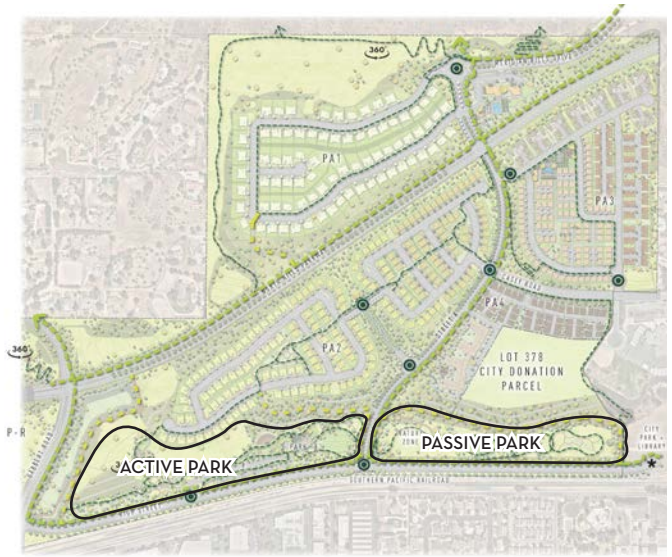


Figure 4-1: High Street Active Park Conceptual Plan

The 7.23 acre High Street Passive Park (Refer to Figure 4-2). is located to the east of A Street and north of High Street. This park is a passive park and will include trails and seating areas, native plantings and an area that includes education/restoration for local plant communities and ecology. Parking will be accommodated along the north side of High Street. This Passive Park shall have rainy season use as a stormwater detention and water quality treatment basin.

Multi-Use Trail Example

4.3.5 Multi-Use Trails

Multi-use trails will be constructed along Meridian Hills Drive, A Street, High Street, and Gabbert Road as shown in the Parks, Open Space and Trails Plan (Figure 4-3). The trails will be designed for use by hikers, bikers and the equestrian community and will connect to existing and planned local and regional trail systems.

Figure 4-2: High Street Passive Park Conceptual Plan

Figure 4-3: Conceptual Trails Plan

4.3.6 Project and Neighborhood Entries

The Early California character will create a strong first impression when entering the project and each community area. Special plant materials will be used to denote each of these areas. Native trees, rock, stone and railing fences will be used to reflect a natural and equestrian environment. Oaks and sycamores, along with native grasses are proposed. Each neighborhood entry is also enhanced with a roundabout.

Landmarks and entry features are an important element of community design and are fundamental in creating a sense of place. Entry features can be simple and attractive, but should reflect the overall architectural identity of each neighborhood. Project icons, thematic pilasters, and specialty landscaping will be used to create strong entry statements that identify the overall neighborhood. Materials will vary somewhat depending on the function of the wall. Landscaping such as trees, shrubs or vines should be used to soften the appearance of the walls.

Figures 4-4a and 4-4b illustrates an Entry concept that can be applied and adapted to the Project Entries and to each Planning Area.

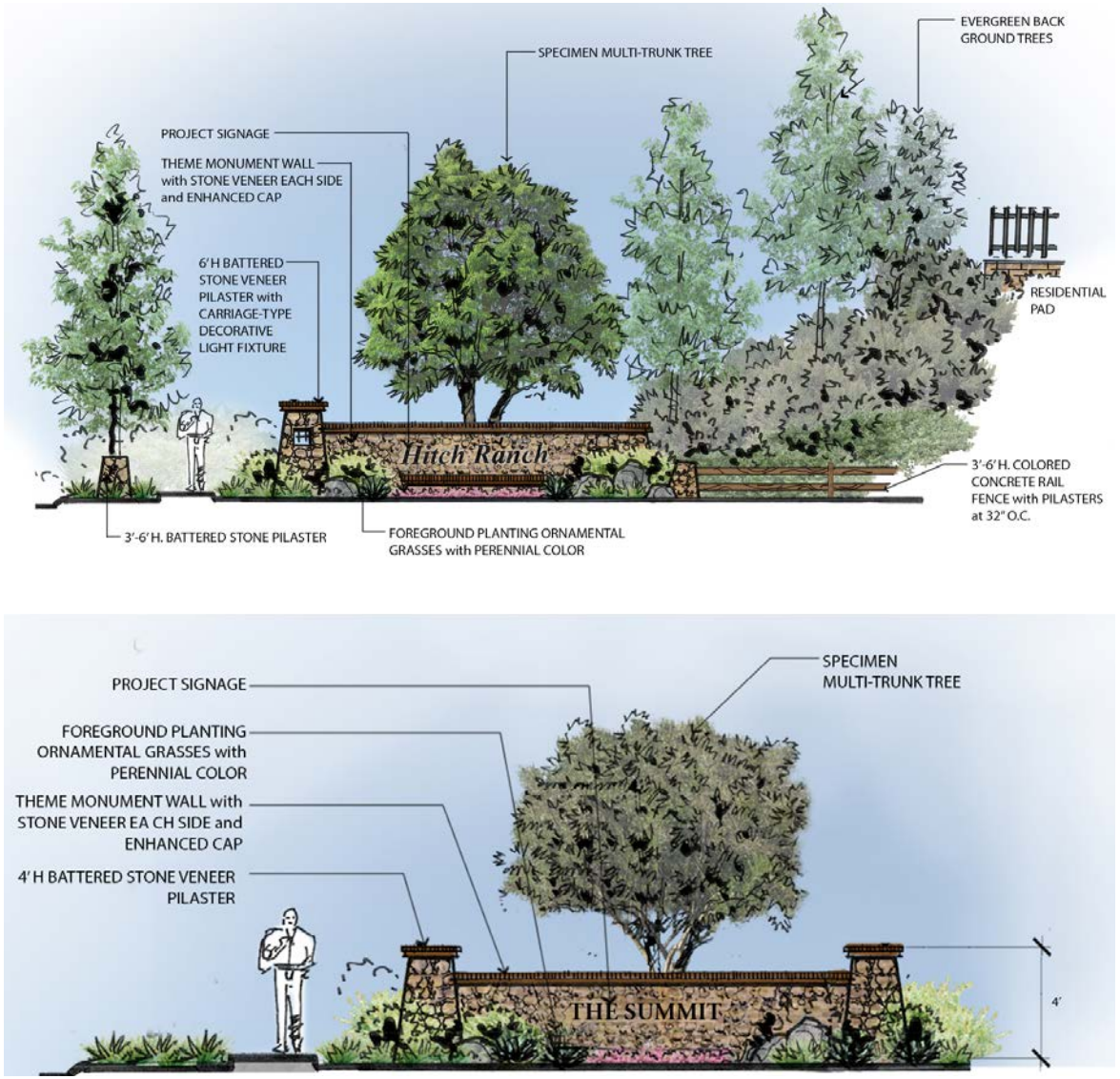


Figure 4-4a: Entry Landscape/Monumentation Concepts

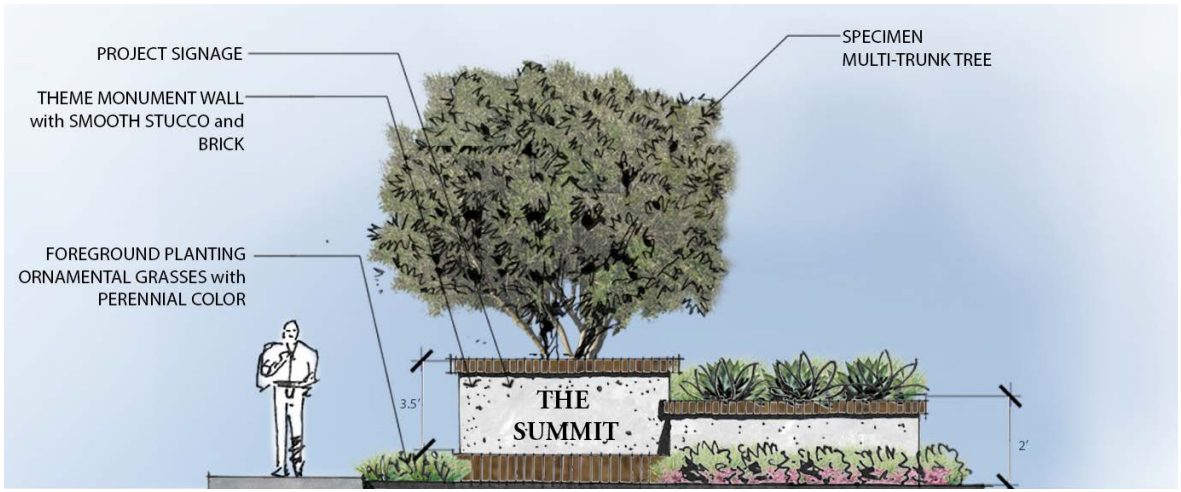


Figure 4-4b: Entry Landscape/Monumentation Concepts

4.3.7 Walls and Fences

Walls and fences help to define and enhance the visual character of the community. Fences and walls should be designed to be compatible with the overall design of the site. Hitch Ranch utilizes various wall and fence designs to provide aesthetic variety, maximize view opportunities and enable privacy. Refer to Figure 4-5, 4-6, and 4-7.

Neighborhood Entry Walls

- Entry features shall be consistent with the details outlined on Figures 4-4 to 4-6. Walls should be accented with pilasters with rail fencing where appropriate (Figure 4-6). Pilaster walls are to have brick or stone cast capping. This trim cap design shall be carried through the residential project area and shall be applied to residential walls visible from streets or from a corner.
- Entry features shall be located at primary neighborhood entry points.
- Monuments and signage will be consistent with and reflect the overall character of the neighborhood.
- Entry features should be integrated into a landscape setting. Landscaping adjacent to neighborhood entry fences should have meadow grasses with wildflowers and distinctive trees such as specimen oaks and/or sycamore trees.

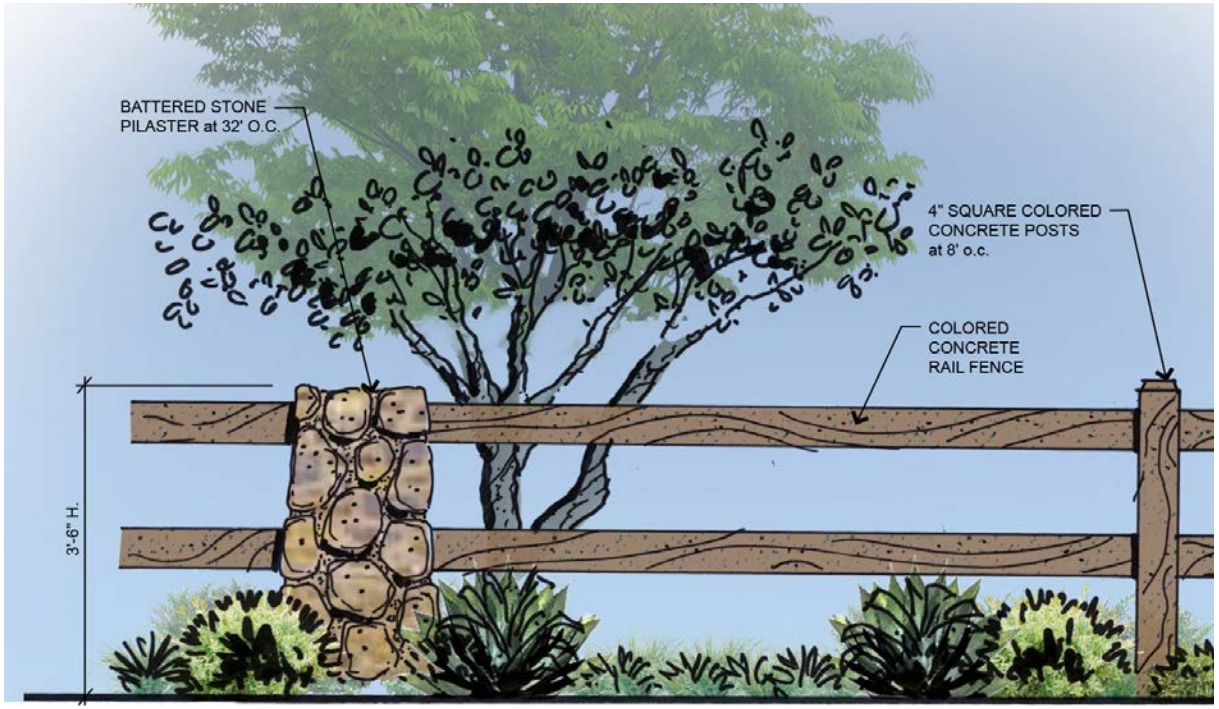


Figure 4-5: Landscape Accent Fencing

Privacy Walls

- The maximum height for all residential fencing shall be six feet (Figure 4-7) measured vertically from the average finished grade at the base of the fence or wall.
- Side or rear yards requiring a retaining wall may incorporate a combination retaining and screen wall, with a maximum height of 10 feet.
- All fencing and walls must be of plaster, stucco, concrete, earth-tone slump stone or masonry finish. Finish colors shall be approved by the City and be consistent with the neighborhood planning area and used uniformly within that Planning Area.

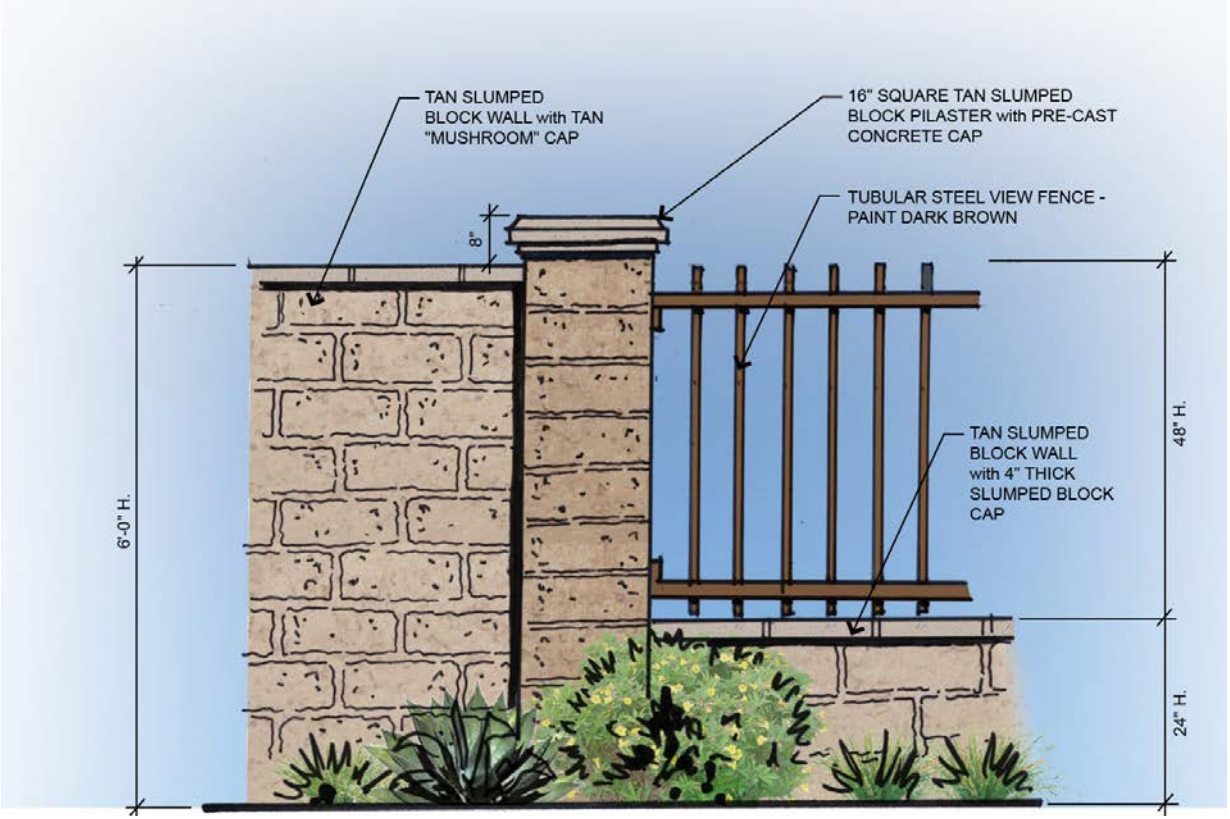
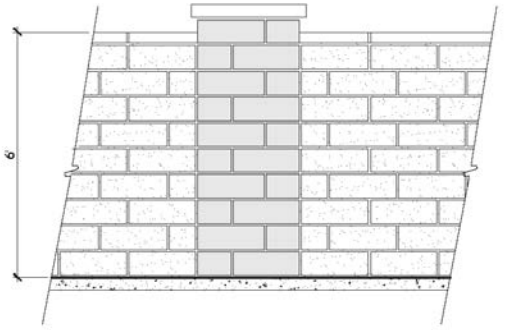


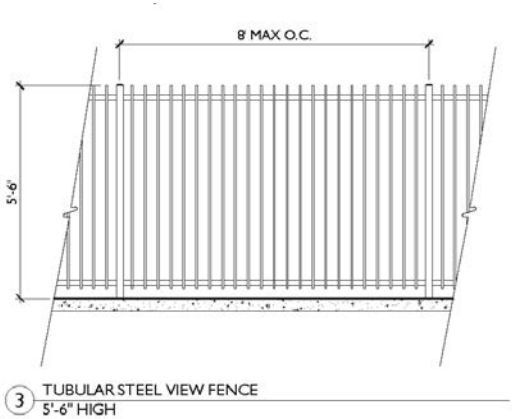
Figure 4-6: Fence Concept

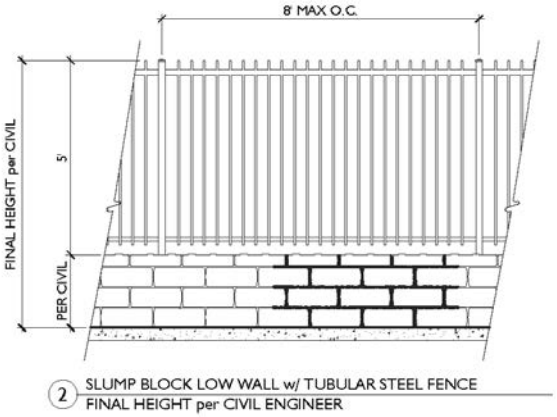
Fencing of Lots Adjacent to Open Space Areas

In order to take advantage of the view of open space areas and to create a project with an open feel, lots which abut open space areas shall have open theme view fencing. These fences shall be tubular steel with split faced block pilasters or low block wall with tubular steel on top. The maximum height of this wall shall be six feet (Figure 4-6).

In PA1 and PA2, where lots back up to open space, parks or views, walls and fences should incorporate view fencing, either full or half block/half open. PA3 and PA4 should also comply with this same condition except if adjacent to a neighborhood active recreation areas, those walls/fences may be solid. Solid walls may be provided where required by the Ventura County Fire Protection District.







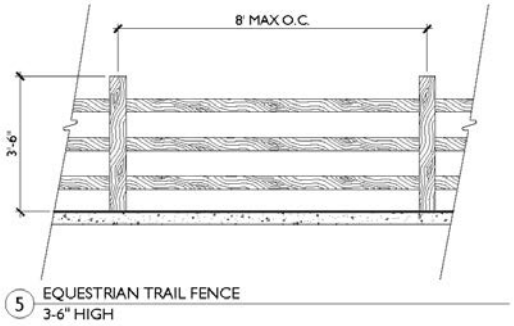


Figure 4-7: Fencing Examples

Additional Fencing Examples

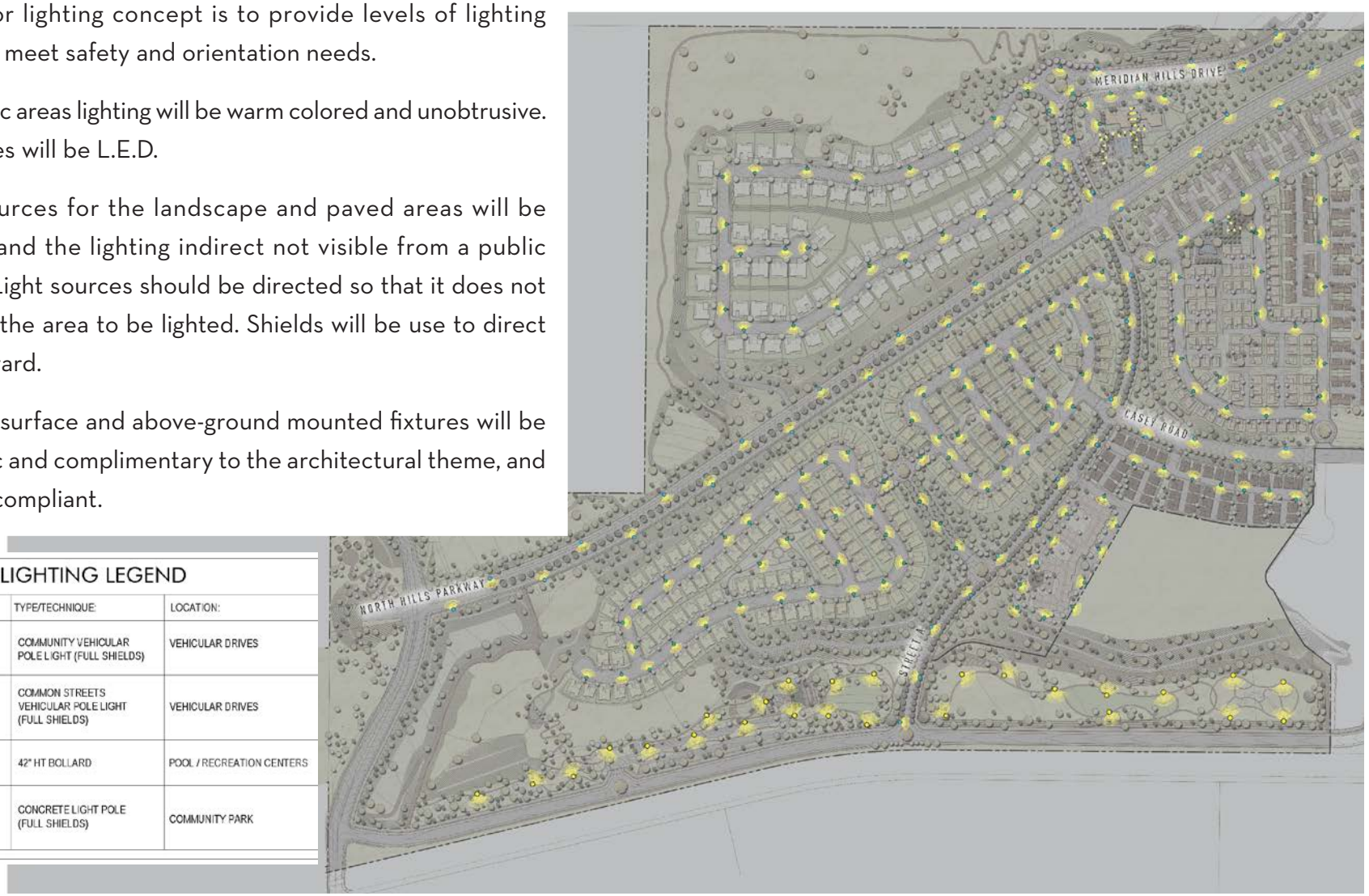
4.3.8 Lighting Concept

The outdoor lighting concept is to provide levels of lighting sufficient to meet safety and orientation needs.

Within public areas lighting will be warm colored and unobtrusive. Light sources will be L.E.D.

Lighting sources for the landscape and paved areas will be concealed and the lighting indirect not visible from a public viewpoint. Light sources should be directed so that it does not fall outside the area to be lighted. Shields will be use to direct light downward.

All exterior surface and above-ground mounted fixtures will be sympathetic and complimentary to the architectural theme, and "night sky" compliant.



EXTERIOR LIGHTING LEGEND

SYMBOL	TYPE/TECHNIQUE:	LOCATION:
	COMMUNITY VEHICULAR POLE LIGHT (FULL SHIELDS)	VEHICULAR DRIVES
	COMMON STREETS VEHICULAR POLE LIGHT (FULL SHIELDS)	VEHICULAR DRIVES
	42" HT BOLLARD	POOL / RECREATION CENTERS
	CONCRETE LIGHT POLE (FULL SHIELDS)	COMMUNITY PARK

Figure 4-8: Parks, Lighting Concept

4.3.9 Private Recreation Areas

PA1A

PA1A is proposed as a recreation area for the community. With amenities including a pool, fitness center, clubhouse building, and programmed spaces such as an event lawn, BBQ facilities, and a view deck, the recreation area will provide opportunities to gather and socialize. Refer to Figure 4-9.

Other Neighborhood Private Recreation Areas

Hitch Ranch proposes recreation areas in each of the Planning Areas (PAs). Both passive and active programming will be included to provide recreation for all age groups. Homes are to have visibility to the open spaces and parks, creating better visibility and aesthetic from the parks looking out to the built environment.

Where views onto open spaces occur, walls and fencing should incorporate open fence, either full or half block/half open. However, if homes are adjacent to an active neighborhood recreation area, walls can be solid for privacy and greater delineation between public and private realm.

Figure 4-9: Conceptual Private Recreation Area

4.4 BUILDING ELEMENTS

Building forms, shapes, and elements create the overall basic design framework for buildings. Building materials, colors, and architectural details play a large role in accentuating and refining the overall community appearance.

Because of the distinguishing characteristics of the building sizes and site organization, this section is divided into Detached Neighborhoods and Attached Neighborhoods; however, the design principles, apply to both neighborhoods.

These guidelines are intended to promote quality aesthetics regardless of neighborhood type.

Edge and Corner Enhancements

Giving attention to edge and corner conditions visible from public spaces further promotes high quality aesthetics. Enhanced treatments and varied roof lines allow for visual diversity even when building types are repeated. Such enhancements include:

- Extra but appropriate window detailing;
- Varied roof lines;
- Upgraded or additional materials; and
- Enhanced front doors or porches.

Streetscene Example with Features such as Varied Architecture, Colors, and Massing

4.4.1 Detached Neighborhoods

Building Form and Massing

Homes should be broken down into smaller components to reduce the massing volume. This can be achieved through a variety of architectural techniques and treatments such as:

- Varied roof forms and heights;
- Variation in materials and color;
- Architectural articulation; and
- Clearly defined entry features.

Roof Form

Rows of homes seen from a distance or along large roads are perceived by their contrast against the skyline or background. The dominant impact is the shape of the building and roof line. Articulate the building base and roof lines to express a variety of conditions and minimize the visual impact of repetitious flat planes, similar building silhouettes and similar ridge heights. Individual roof plans may be simple but will vary between plans.

Color, Materials, and Finishes

The primary goal of color and materials palettes is to further enhance and define the architectural styles within Hitch Ranch. Equally important is the composition of color and materials to achieve a harmonious and visually interesting community.

Selected colors and materials should be appropriate to the styles they represent and used to further differentiate from the other styles.

Architectural screens and accessory structures should be compatible in material, color and texture to the main buildings.

The composition of materials and textures contributes to the architectural expression of the residences. Specific materials shall be identified for each architectural style. The chosen materials shall represent the specific architectural style enhancing the community aesthetic.

- Use complementary building materials that promote a harmonious appearance and provide interest and variety consistent with the architectural styles; and
- Where possible, use style-appropriate concrete roof tile blends; prohibit overly dramatic blends with extreme contrast.

Material finishes should express permanence and quality.

- Create a more solid and permanent appearance with stone or other masonry materials, particularly as accents;
- Avoid frequent changes in materials;
- Detail finishes properly with the architectural style; and
- Use high-quality, durable, low-maintenance materials.

Examples of Material and Colors Appropriate to Architectural Styles

Stucco

Stucco finishes should project high quality and be appropriate to the architectural style. Heavy Lace and Spanish Texture stucco finishes are prohibited.

All stucco trim details (such as window surrounds, window sills, roof eaves, column details, lintels, etc.) must be constructed with a level of precision and accuracy to express the authentic execution of the style;

- Use clean, crisp and smooth stucco details;
- Use a different trim stucco finish or color from the wall stucco finish;
- No rough trowel or uneven stucco finish; and
- Carefully locate stucco control joints if applicable on elevation designs.

Material Wrapping

Architectural elements must not end at the corner of a building and shall wrap around the corner and extend to a logical terminus point that is incorporated into the overall architectural design.

- Wrap columns, tower elements and pilasters entirely.
- Transition paint at interior corners.

Wood

Wood is a material used in many architectural styles. However, maintenance concerns, a desire for long-term architectural quality and new high-quality manufactured alternative wood materials, make the use of real wood material less desirable. Where "wood" is referred to in this document, it can also be interpreted as simulated wood trim with style-appropriate wood texture.

Examples of Material Wrapping, Well-Applied Stucco

Roof Materials

Roof materials, colors, and treatments should correspond to the individual character or style of the home and be compatible with the overall look of the neighborhood.

Ornamental Details

Use details that appear as functional elements and match the architectural style.

Gutters & Downspouts

Incorporate gutters and downspouts into the home design when used. They may either blend or have a logically contrasting color to the home.

Contrasting Downspout

Downspout Blends With Home

Examples of Roof Designs Matching Architectural Styles, Appropriate Ornamental Details and Downspout Design

Windows

Window details differentiate architectural styles and can provide a high level of architectural enrichment. The selection and proportion of the windows to the façade shall be responsive to the architectural style of the building. Size and shape shall be considered to assure a balanced relationship with the surrounding roof and walls. In general, windows shall enhance rather than dominate the overall architectural character.

- Divided lite or high-quality simulated divided lite windows are encouraged and should reflect the architectural style; and
- Non street-facing and rear yard windows may incorporate single lite windows.

Shutters

All shutters shall comply with the following:

- Mount shutters on finished wall material, embedded shutters prohibited;
- Match shutter size to the recessed opening window width; and
- Shutters not required on every window, they should be used purposefully.

Example of Windows that Match Style and Appropriate Use and Proportion of Shutters

Garages

Garage doors are an important architectural feature. Thus, the aesthetic of the garage doors are of high design importance and shall be compatible and enhance the home's architectural style. The following are recommendations to enhance the streetscene incorporating garage doors as a design feature:

- Provide different style door patterns;
- Vary the inclusion and design of window lites; and
- If style permits, consider a color other than white for visual impact.

Example of Garage that Matches Elevation Style

Lighting

Appropriate lighting is essential in creating an inviting evening atmosphere for the community. All lighting shall be non-obtrusive.

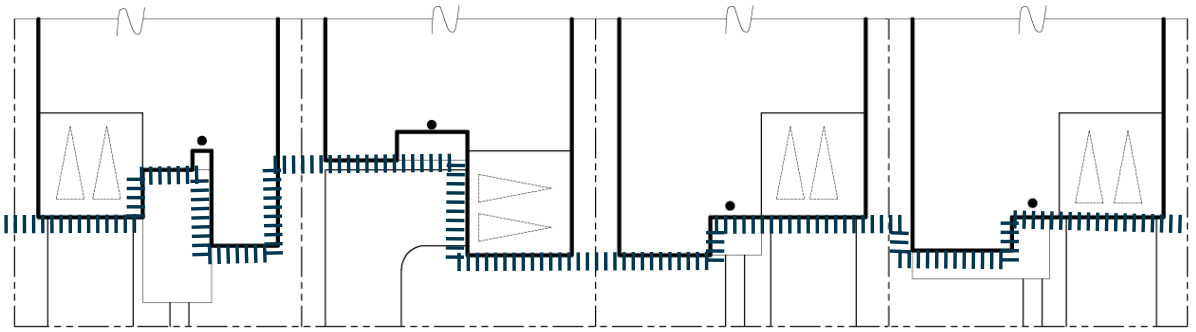
- Limit all exterior lighting to the minimum necessary for safety;
- Shield all exterior lighting to minimize glare and light spill onto adjacent properties;
- Use exterior entry lights that complement the architectural style; and
- Use low voltage lighting for landscaping.

Example of Style-Appropriate and Effective Placement of Lighting

Variation and Movement

Front yard setbacks shall be varied wherever possible, to provide visual interest to the street scene.

- Buildings setbacks should be arranged in a staggered and variable fashion to provide visual interest, allow views between adjacent buildings, and avoid repetitive appearance.
- Lots shall be planned and houses designed so that garages of houses do not dominate façades; garage doors shall make up no more than 50% of the frontage of the building. In the event that this proportion is not feasible, garages shall be recessed from façades by a minimum of five feet to make house portions more visually prominent than garages.
- To respect the privacy between neighbors, second story view windows should be oriented toward either the front or rear of the home. Second story windows facing side yards should not line up directly with the windows of the adjacent home, unless clerestory windows are utilized.



Varied Streetscene

Example of Varied Styles, Building Articulation and Orientation toward the Street

4.4.2 Attached Neighborhoods

It is the intent for all architecture at Hitch Ranch to achieve a high level of quality in building function and visual appearance, assure variety and compatibility in architectural character and to enhance the community's overall value. The goal is to promote these qualities in conjunction with the landscape and planning by using various styles to provide a pleasant, livable community.

By the very nature of the building types, attached and multi-family home neighborhoods are much like small villages, or communities. Each should be designed for compatibility within itself, using a blend of compatible architectural styles and a tastefully balanced palette of colors and materials. This is a shared aesthetic that creates an attractive and visually cohesive community.

The following general concepts should be considered when planning for and designing multi-family housing.

- Design and site buildings with a strong physical relationship to common areas of the community.
- Emphasize pedestrian access and connections to public sidewalks, paseos, and open space systems.

Example of Attached Homes with Strong Visual Statement and Preferred Design Elements

Massing, Human-Scale Design

Hitch Ranch is a residential community. Building design should consider human-scale with regard to building massing.

- Building forms shall be designed and well-proportioned resulting in a balanced composition of elements along public streets.
- Prominent vertical or horizontal building features may be used to accentuate key elements and provide variation in wall planes.
- Pedestrian-scaled elements may also include subtle details incorporated into the building's base to provide visual interest.
- Massing offsets may consist of one or more of the following:
  - Building pop-outs and recesses (wall planes, massing features, or balconies)
  - Bay window or corner-wrapping window
  - Prominent entry
  - Volume space creating height variation
  - Single-story element, such as a shallow entry porch, balcony, or courtyard
  - Other similar features which enhance and provide massing articulation
  - Massing offsets shall not encroach into the required horizontal or clear space of a fire access lane and turning radii
  - Entry vestibules or stoops and architectural design features that provide articulation shall qualify as offsets.

Examples of Appropriate Massing and Scale

- Architectural elements that create articulation and visual interest such as balconies, trellises, recesses, overhangs, awnings, window and door surrounds, and porches are encouraged.
- The main building entry, if applicable, shall be clearly identifiable and distinguished from the rest of the building, preferably a focal point along the elevation in a manner that is consistent with the style of building.
- Minimize blank, singular planes oriented toward public views. Provide some architectural elements on visually prominent sides of building.
- Carefully consider the building massing, details, and color, in developing an appropriate architectural character for the project.
- Design buildings to define outdoor spaces, with floor plans that have a logical and functional relationship between indoor spaces and outdoor spaces.

Entries

Entries should create an initial impression, locate and frame the doorway, act as an interface between public and private spaces, and further identify individual unit entries.

- Wherever possible, site plans should orient the front door image and principal access toward the street or common area;
- Incorporate appropriate roof elements, columns, feature windows and/or architectural forms in the entry statement to emphasize the building character and the location of individual doorways; and
- If front entry location is not immediately obvious due to building configuration, direct and draw the observer to it with added elements such as signs, pathways, lighting and landscape.

Examples of Well Defined Entries, Semi and Private Realm Delineation

Roof Form

Composition and balance of roof forms are as definitive of a streetscape as the street trees, active architecture or architectural character.

- Rooflines, pitches, ridgelines, and ridge heights should create a balanced form to the architecture and elevation.
- Direction of ridgelines and/or ridge heights should vary along a streetscene.
- Roof overhangs (eaves and rakes) may be used as projections to define design vocabulary and create light and shade patterns.
- Hip, gable, shed, and conical roof forms may, within reason, be used separately or together on the same roof or streetscene composition.
- Roof form and pitch shall be appropriate to the massing and design vocabulary of the home.

Windows

Use appropriate scale and proportion in window design to enhance the elevation style, using shutters, trim, or other element to help convey character. A feature window treatment is encouraged on all front and street-exposed elevations. Feature windows are trimmed or detailed in a manner that creates visual interest and represents the design vocabulary in an aesthetic way. Feature window treatments may include:

- Picture window
- Bay window
- A substantial surround or recess
- Decorative iron window grilles
- Decorative head or sill treatments
- Grouped or ganged windows with complete trim surrounds or unifying head and/or sill trim
- A Juliet balcony with style-appropriate materials

Examples of Appropriate Roof Forms and Windows that have Variation and Match Style

Parking and Garage Placement

The design and layout of parking areas should provide safe, comfortable, and convenient access for pedestrians. The following techniques should be considered for parking area design:

- When possible, parking lots associated with residential units should be visually unobtrusive and located behind buildings and not along main frontage roads unless screened with landscape. Attached units may use common driveways, private streets, and alley-loaded access.
- Landscaping should be used to screen parking areas adjacent to public spaces or streets.
- Walkways should be safe, convenient, easily-accessible, and connect parking areas with dwellings.
- Garages shall be sized to accommodate trash bin storage.

Carports

- Carport structures shall be compatible with the style, color and materials of the primary buildings.
- The number of continuous carport parking spaces shall not exceed 10, if feasible or necessary for solar panel arrays.

Alley Treatments

The use of alleys should be upgraded from purely functional, simple garage-access ways to a space that residents experience daily. Design of alleys shall address the functional and aesthetic features of the space to create a pleasant experience for residents. Additionally, alley widths should accommodate ample space for solid waste collection. At least 2 of the following shall be implemented along the alley:

- Stepped massing (recessed or cantilevered) offsets of at least 1 foot
- Window trim, colors and appropriate details from the front elevation
- Rear privacy walls and pedestrian gates designed and located for ease of unit access
- Enhanced garage door patterns or finishes; garage door shall complement the design vocabulary of the home/neighborhood
- Planting areas between garages

Utility Boxes

The placement of utility boxes will be coordinated with local utility companies to identify unobtrusive locations and avoid potential conflicts with other uses. When possible, utility boxes should be screened to reduce visual impact.

Example of Garage and Alley Treatment

Example of Visually Pleasing Carports

4.5 ARCHITECTURE

Architecture is a key component of the appearance of the Specific Plan area. These design guidelines provide general design criteria and guidance with the goal of promoting visual compatibility while allowing for individuality and architectural diversity in the Specific Plan areas.

Hitch Ranch will be organized into four residential Planning Areas (PAs) and additional open spaces PAs. Each area will contain specific housing typologies to provide a wide variety of housing options, accommodating various lifestyles and household compositions. Although unique in their home sizes, the residential PAs will be connected through open space, trails and tree lined roads. The landscape features will bring cohesion to the PAs as well as the architecture.

The range of Hitch Ranch architectural styles and home types will contribute to visual interest and street scenes. The variety of land use density and design will accommodate lifestyle diversity and market desires, creating a rich community fabric.

Building form, color and materials will be designed to reflect the legacy of the land and the desired warmth of the community. The Moorpark setting and climate encourages strong indoor/outdoor relationships, activating yards, patios and courtyards.

These features will be included in both the public and private realm.

Design Principles

Architectural diversity creates visually interesting street scenes. The multi-style street-scene should be diverse as to architectural styles, features, windows, front doors, garage doors, materials and colors.

Starting with the authentic and transforming to a progressive version of the base style is acceptable. Traditional styles tend to have defining features that should be consistently implemented across the product offering. Moving to a more contemporary version of traditional styles should still embrace defining features so that the style is recognizable but understood to be a contemporary interpretation.

Example of Varied Architectural Styles to Enhance Streetscene

Authentic Adaptations

Recognizable authentic architecture is based on traditional forms, materials and details that reasonably express the heritage of a particular style. Historically derived, or authentically adapted elevations continue to focus on forms and details, but allow for the integration of modern materials, colors and artistic interpretation to generate a contemporary, yet recognizable expression of an architectural style. Historically adapted elevations combine these notions into physical reinterpretation of an architectural style.

Authentic adapted elevations should express a recognizable architectural style but can use artistic design to incorporate new, modern or progressive forms, details and materials in the modern context of architecture.

The following styles pay homage to Hitch Ranch's past while creating homes for today's lifestyles.

Additional styles may be considered; however, they must follow the same principles and attention to detail as the specific styles provided. Newly introduced styles must be compatible with the overall Hitch Ranch community aesthetic, reflecting traditional architectural vernacular, identifiable styles with appropriate design elements, and complementary color and material application.

4.6 ARCHITECTURAL STYLES

These design guidelines are intended to be a guide and may accommodate variations. It is not the intent of these design guidelines to require that all of the identified design components and elements be incorporated into the actual building designs. Rather, these guidelines serve as a "palette" of character defining elements that can be used to create authentic and distinct architecture. The overall theme of Hitch Ranch is Early California. The architectural styles have been strategically selected to reflect and strengthen the community identity.

The following styles are preferred and shall apply to both attached and detached homes:

- Spanish
- Farmhouse
- Traditional
- Cottage

Example of Varied Architectural Styles for Enhanced Streetscene

Spanish

The most notable characteristics of the Spanish style include “S” tile roofs, stucco walls, recessed entry doors and porticos, highlighted ornamental iron work and carefully proportioned windows appropriate to their wall mass. Casual composition of forms that may include a formal entry statement and arched doors and windows, along with deep recesses and varied eave design are also found in this architecture. The charm of this style choice lies not only in its directness, adaptability and contrasts of materials and textures, but in its ability to evolve within itself by allowing multiple creative design solutions using similar elements, textures, and colors.

Element	Menu of Common Features	
Roof	4:12 to 6:12 roof pitch 12" to 16" overhang Simple hip or gable roof with one intersecting gable roof	Shed roof over porch Boosted tile (25%) Shaped rafter tails Barrel or 'S' shape concrete tiles
Walls	Stucco Stucco - sand finish	Decorative ceramic tile or brick accents
Windows	Vertical multi-paned window at front elevations Multi-paned window on side and rear elevations in high visibility public view areas Simple 2x4 window and door trim - wood or stucco over foam	Vinyl wrapped windows Feature recessed arched window Accent beveled glass recessed window Single or grouped round top windows Fabric awnings
Details	Stucco over foam window and door trim Arched stucco column porches Front entry doors without a porch, deeply recessed from front facade Rectangular or arched surrounds (following door design) Surface mounted fixtures on front elevations must complement architectural style	Garage door patterns to complement style Recessed openings at front and corner elevations Gable end details Wrought Iron/Metal balconies and accent details Entry door design to compliment style Porches, balconies or verandas Wall mounted light fixtures at garage door
Colors	Field: Whites, beige, or warm tints Trim: Dark shades to contrast field color	Accents: Deep tones of green, blue, red (on shutters, door, balcony trim)

Courtesy of: SunPower

Farmhouse

The Farmhouse style captures the spirit of the California agrarian living. Homes reflect an airy connection to the outdoors with simple forms and vertical windows. The style uses a play of materials from light to earthy stone colors and a mix of old traditional and new progressive materials. The style is based on familiar farmhouse shapes. Gable and cross gable roof forms are accented by shed dormers. Use of materials connect the style to the agricultural past with stucco, stone and siding materials and metal roof accents.

The Progressive interpretation blends the sleek clean lines of contemporary design with traditional farmhouse elements.

Element	Menu of Common Features	
Roofs	Roof pitches 4:12 to 6:12, possibly lower pitch at main roof	Dormers
	Shed roofs at porches, may use metal seam	Metal roof accents
	Gable and cross gable forms	Gable end details
	0" - 12" overhang at eaves	Flat concrete tile or tile shake pattern
Walls	Stucco	Board and batten or horizontal siding
	Limited horizontal siding accents	Stone OR brick accents
Windows	Vertically proportioned	Square window accents
	Fully trimmed windows	
Details	Smooth finished posts (6" x 6" min.) with smooth finish cap and base trim	Wood brackets below gables and/or rafter tails
	Smooth finished beams	Awnings, may use metal seam
	Door and window surrounds shall consist of one of the following materials: • Well-proportioned, stucco-wrapped, high density foam trim or • Smooth textured wood	Porches and/or balconies with horizontal railing
		Shutters
		Porch OR covered entries
		Awnings
	Raised panel-style entry door and garage door	Glass front entry doors
	Simple posts with banded base	Front and garage doors may have modern styling to complement style
Colors	Field: Whites or light tinted colors	Accents: Light or dark shades in contrast with field color
	Trim: Whites or light shades complementary to field color	

Traditional

Traditional style as manifested in Southern California was often realized as an East Coast derived expression with Cape Cod influences, and displayed the aspects of practicality and functional elegance. This expression evolved from early Colonial beginnings and truly began to proliferate as an American building style from the 1850s to the early 20th century. In Southern California, the style was employed from the foothill neighborhoods of Pasadena to Los Angeles communities such as Westwood and was occasionally used in combination with the Monterey and Ranch styles to create homes which opened to the exterior gracefully yet retained a sense of formality and reserve.

Features of this style include simple gable roof forms, louvered shutters, and articulated entry surrounds. Dormers and second-floor wood decks are also occasionally used.

Current interpretations have maintained the simple elegance of the early prototypes with added refinements and new design details. The massing and form of the Progressive version is reminiscent of early American heritage but with simpler lines and contemporary details. Roofs are simple in form most often with accent gables.

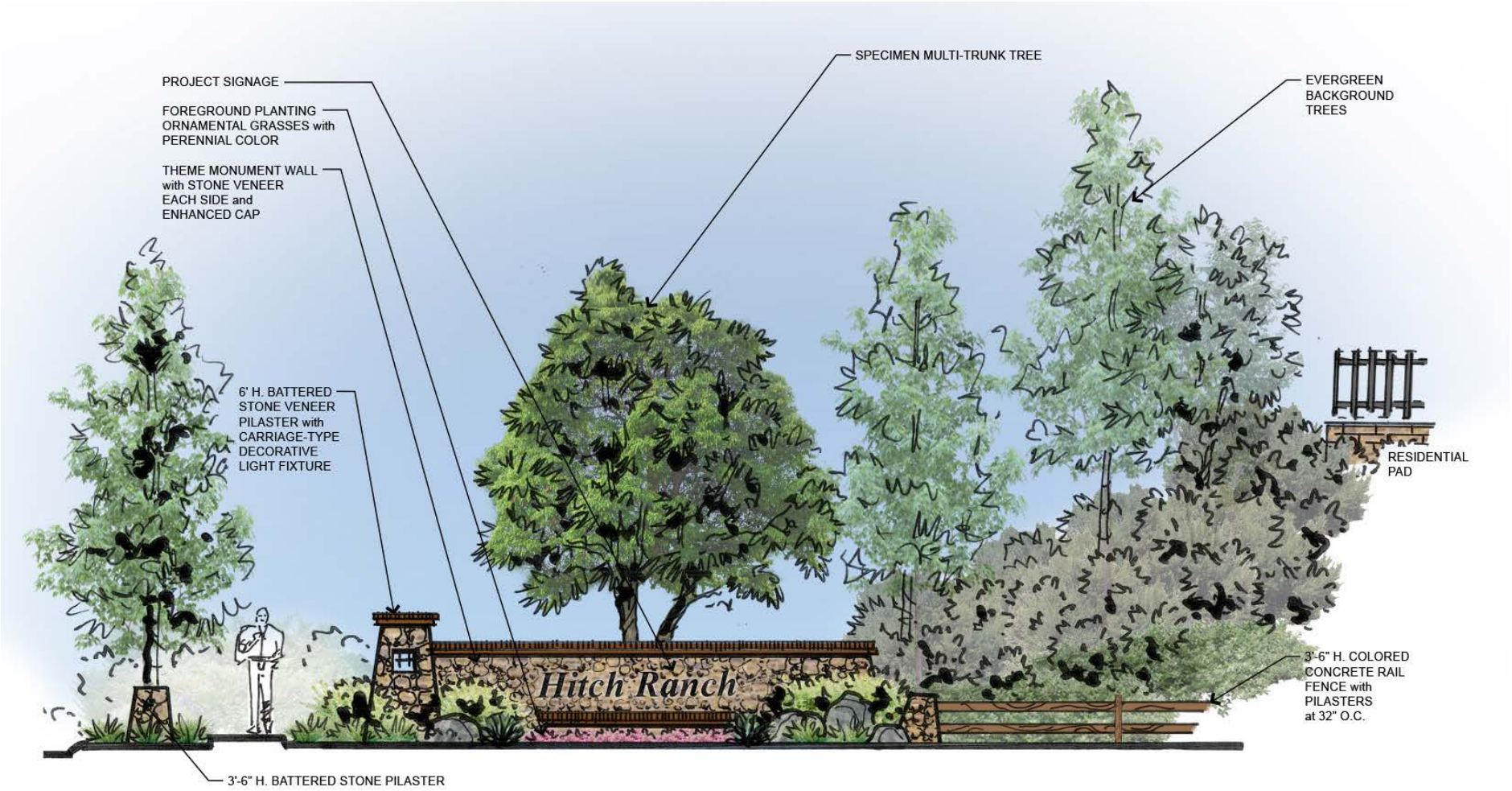
Element	Menu of Common Features	
Roof	4:12 to 8:12 roof pitch	
	12" to 24" overhangs	Exposed rafter tails
	Concrete roof tile - flat or shake appearance	Standing seam metal roof accents
	Flat concrete shake tile OR flat concrete slate tile	Cornice emphasized by dentils or decorative molding
	Front to back gable or hip roof with intersecting hip or gable roofs	
Walls	Stucco elements	Wood OR shingle siding
	Horizontal siding - may be combined with stucco	Board and batt OR groove joint
	Wrapped material on sides and terminate at logical end (return block wall/fence) or inside corner	Brick
Windows	Vertical multi-paned window at front elevations	Bay windows
	Multi-paned window on side and rear elevations at visible edges	
Details	Simplified cornice trim at gable ends	Shaped wood corbels
	Header window wood accent trim	Louvered shutters flanking windows
	Simple 2 x 6 window and door trim - wood on siding, foam on stucco,	Low-walled entry courtyards with hardscape paving, in lieu of porches
	Surface mounted fixtures on front elevations must complement architectural style	Balconies - cantilevered or supported with posts
	Porches and/or balconies with horizontal railing	Decorative columns
	Front and garage door may have modern styling to complement style	Plank style garage door
	Shutters, brick accents permitted	Simple columns with base and capital trim
Colors	Field: Whites, off-white, dark or light colors	Accents: Jewel tones in medium dark to dark value, gray, black, and white
	Trim: White or contrasting with field color	

Cottage

Cottage is a style evolved in the early 20th century originating from the New England states, spreading westward, and becoming established throughout the rest of the country.

The adaptive version of this style, American Cottage, retains the massing and form that is reminiscent of early American heritage but with simpler lines and contemporary details. The massing breaks down the façade from 2 to 1-story forms providing a natural balance to the front elevation. Roofs are simple in form most often with accent gables.

Element	Menu of Common Features	
Roof	4:12 roof pitch 12" to 18" overhangs Hip, front to back gables, intersecting gable roofs also permitted Concrete roof tile - flat or shake appearance	
Walls	Stucco Horizontal siding - may be combined with stucco	
Windows	Vertical multi-paned window at front elevations Multi-paned window on side and rear elevations at visible edges	
Details	Simplified cornice trim at gable ends Window trim on upper and lower sides of window Surface mounted fixtures on front elevations must complement architectural style Square wood columns with trim Shutters, brick accents permitted	Porches and/or balconies with vertical railing Front and garage door patterns to complement style
Colors	Field: Whites, off-white, dark or light colors Trim: White or contrasting with field color	Accents: Light or dark colors in contrast or harmony with field colors


PROJECT SIGNAGE
FOREGROUND PLANTING ORNAMENTAL GRASSES with PERENNIAL COLOR
THEME MONUMENT WALL with STONE VENEER EACH SIDE and ENHANCED CAP
6' H. BATTERED STONE VENEER PILASTER with CARRIAGE-TYPE DECORATIVE LIGHT FIXTURE
3'-6" H. BATTERED STONE PILASTER
SPECIMEN MULTI-TRUNK TREE
EVERGREEN BACKGROUND TREES
RESIDENTIAL PAD
3'-6" H. COLORED CONCRETE RAIL FENCE with PILASTERS at 32" O.C.
Hitch Ranch

Chapter 5
DEVELOPMENT STANDARDS

5.1 DEVELOPMENT STANDARDS

The Development Standards Chapter provides the requirements for development in each Hitch Ranch Planning Area. In order to provide a variety of housing types and densities, this Specific Plan contains planning areas with different levels of residential density, which include Medium-Low, Medium, and Very High.

From setbacks to building height, each dimension has been carefully considered to provide a pleasing street scene and comfortable home environments.

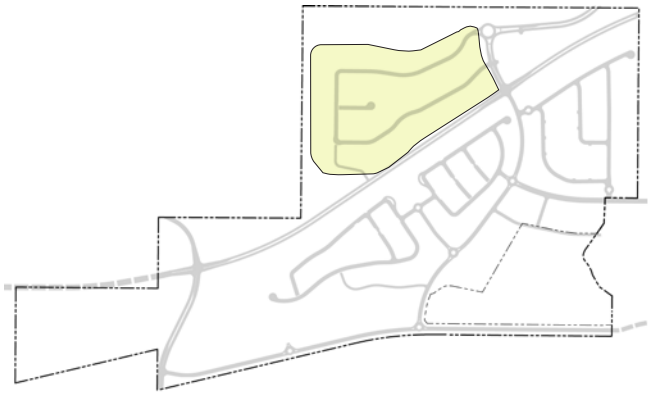


Figure 5-1: Planning Area 1

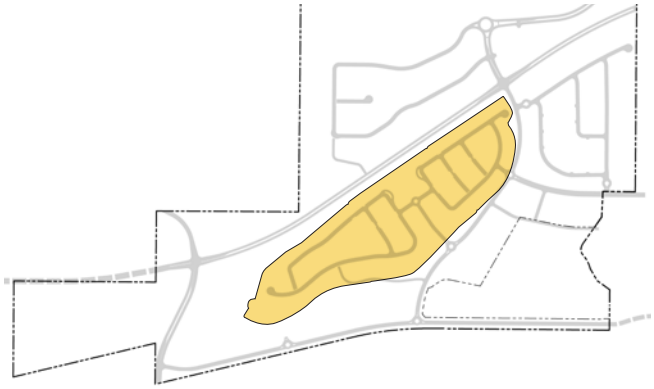


Figure 5-2: Planning Area 2

TABLE 5-1 PLANNING: DEVELOPMENT STANDARDS

Element	AREA 1 Standard (Detached)	AREA 2 Standard (Detached)
Lot Area (min.)	7,000 S.F.	3,800 S.F.
Lot Width (min.)	70'	45'
Lot Depth (min.)	90'	85'
Building Setbacks from Property Line (min).		
Front (to Porch)	10'	10'
Front (to Living Space)	15' - 25' (1)	12' (2)
Front (to Garage)	20'	20'
Side-In Garage (setback from front property line)	10'	10'
Side Yard	5' (both sides)	5' (both sides)
Corner Lot Side Yard	10'	10'
Rear Yard (to Living Space)	12'	11'
Rear Yard (to Covered Patio or 2nd-Story Deck)	10'	9'
Building Height (max.)	35' (not to exceed 2 stories)	35' (not to exceed 2 stories)
Walls and Fences	Per MMC or as required for sound attenuation (3)	Per MMC or as required for sound attenuation (3)
Parking	Per MMC - Chapter 17.32	Per MMC - Chapter 17.32
Lot Coverage (max.)	50%	50%

Notes:

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

(2) Front setbacks shall be varied to provide visual diversity.

(3) Property line fences shall be 5' behind sidewalk.
Property Owner maintained landscape shall be planted between sidewalk and fence.

TABLE 5-1 PLANNING: DEVELOPMENT STANDARDS

Element	AREA 3 Detached Product	AREA 3 Cluster (Detached)
Lot Area (min.)	2,400 S.F.	N/A
Lot Width (min.)	40'	N/A
Lot Depth (min.)	60'	N/A
Building Setbacks from Property Line (min).		
Front (to Porch)	6' (1)	3'
Front (to Living Space)	8' (1)	3'
Front (to Garage)	19'	3'
Side Yard	5' (both sides)	5' (both sides)
Corner Lot Side Yard	10'	10'
Rear Yard (to Living Space)	10'	5'
Building Height (max.)	35' (not to exceed 3 stories)	35' (not to exceed 3 stories)
Walls and Fences	Per MMC or as required for sound attenuation (2)	Per MMC or as required for sound attenuation (2)
Parking	Per MMC - Chapter 17.32	Per MMC - Chapter 17.32
Lot Coverage (max.)	60%	N/A
Drive Aisle Width (curb to curb)	24' (stub alley condition only)	28' (inside cluster only)
Notes:		
(1) Front setbacks shall be varied to provide visual diversity.		
(2) Property line fences shall be 5' behind sidewalk. Property Owner maintained landscape shall be planted between sidewalk and fence.		

Element	AREA 3 Attached
Density	7.75 DU/AC
Lot Area (min.)	N/A
Lot Width (min.)	N/A
Lot Depth (min.)	N/A
Building Setbacks from Property Line (min).	
Property Line/PA Boundary	10'
Front to Drive Aisle	5'
Garage to Drive Aisle	5'
Front to Back of Street Sidewalk	5'
Side to Back of Street Sidewalk	5'
Rear to Back of Street Sidewalk	5'
Building Separation (min).	
Front to Front	26'
Low Wall to Low Wall	14'
Front to Side	18'
Side to Side	10'
Garage to Garage	30'
Rear to Rear	30'
Building Height (max.)	45' (not to exceed 3 stories)
Private Open Space	75 S.F.
Walls and Fences	Per MMC or as required for sound attenuation
Parking	Per MMC - Chapter 17.32
Lot Coverage (max.)	70%
Drive Aisle Width (curb to curb)	26' (internal drive aisles only)

Figure 5-3: Planning Area 3

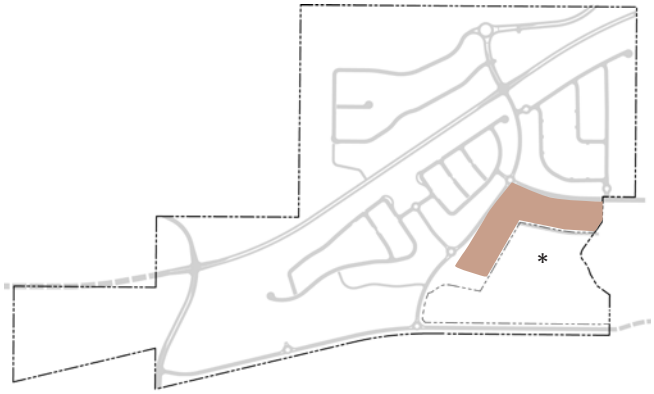


Figure 5-4: Planning Area 4

*Note: For development standards for City Donation Parcel see City of Moorpark Municipal Code Section 17.76 - RPD 20U-N-D."

TABLE 5-1 PLANNING: DEVELOPMENT STANDARDS

Element	AREA 4 Attached (Market Rate)	AREA 4 Affordable
Density	20 DU/AC	20 DU/AC
Lot Area (min.)	N/A	N/A
Lot Width (min.)	N/A	N/A
Lot Depth (min.)	N/A	N/A
Building Setbacks from Property Line (min).		
Property Line/PA Boundary	10'	10'
Front to Drive Aisle	5'	5'
Garage to Drive Aisle	3'	3'
Front to Back of Street Sidewalk	5'	5'
Side to Back of Street Sidewalk	3'	3'
Rear to Back of Street Sidewalk	5'	5'
Building Separation (min).		
Front to Front	24'	24'
Low Wall to Low Wall	12'	12'
Front to Side	15'	15'
Side to Side	6.5'	15'
Garage to Garage	32'	32'
Rear to Rear	20'	30'
Building Height (max.)	45' (not to exceed three stories) per Moorpark Municipal Code average height methodology	45' per Moorpark Municipal Code average height methodology
Private Open Space	60 S.F.	Per MMC or as required for sound attenuation (2)
Walls and Fences	Per MMC or as required for sound attenuation	Per MMC or as required for sound attenuation (2)
Parking	Per MMC - Chapter 17.32	TBD upon Site Plan Review
Lot Coverage (max.)	75%	TBD upon Site Plan Review
Drive Aisle Width (curb to curb)	26' (internal drive aisles only)	26' (internal drive aisles only)

Open Space (for PA-3 and PA-4 Attached Homes)

- Private open space shall be provided and shall be directly accessible from each dwelling unit in the planning area.
- A usable private open space area in the form of a courtyard patio, deck, or combination thereof, with a usable minimum of 50 S.F. and a minimum for any single dimension of 5' for each dwelling unit shall be provided.

Recreational Amenities (for PA-4)

- The following recreational amenities shall be provided: barbecue area with seating, and turf play area.
- Amenities shall be reviewed and approved with the required residential planned development permit.

Chapter 6
IMPLEMENTATION

6.1 GENERAL

All land use entitlements and permits issued within the Specific Plan shall be consistent with both the City's General Plan, as amended as of the date of the Specific Plan adoption, and this Specific Plan.

All applications related to development within the Specific Plan Area shall be prepared consistent with the state Subdivision Map Act and the City of Moorpark Subdivision Ordinance and Municipal Code, including Title 17.

The City of Moorpark Municipal Code shall regulate development in Specific Plan, except as modified by the Specific Plan text, conditions, regulations and standards contained herein. In such cases where Specific

Plan text, conditions, regulations and standards conflict with those in sections contained in the City of Moorpark Municipal Code, the Specific Plan development text, conditions, regulations and standards shall apply.

In addition to adoption of this Specific Plan by the City of Moorpark, the City will enter into a Development Agreement authorized pursuant to Section 65865 et seq. of the California Government Code. The Developer/Applicant possesses vested rights under the terms of a Development Agreement entered into between the Developer/Applicant and the City.

6.2 PHASING

The primary purpose of the Specific Plan Phasing Plan is to correlate efficient infrastructure improvements required for site development. The Planning Areas of Specific Plan may be developed either simultaneously or incrementally in phases. There are two phases proposed for the Specific Plan Area. Figure 6-1 illustrates the proposed Phasing Plan. Phase 1 includes grading and infrastructure improvements for Planning Area 1A (PA1A), Planning Area 3 (PA3) and Planning Area 4 (PA4) as well as the city parcel, passive park and detention basin infrastructure along High Street. Primary roadways within Phase 1 are the extension of High Street from the Post Office to Gabbert Road, "A" Street, Meridian Hills Drive, Casey Road and North Hills Parkway east of "A" Street.

Phase 2 includes grading and infrastructure improvements for Planning Area 1 (PA1), Planning Area 2 (PA2) and High Street Public Park plus the completion of the Community HOA recreation center (PA1A) and the 6.77-acre High Street Public Park.

The remaining regional circulation roadway construction in Phase 2 is North Hills Parkway as a four-lane divided roadway from 200 feet west of Gabbert Road to "A" Street. Each Phase of the development allows for sub-areas within the Planning Areas which may be developed concurrently to allow for maximum efficiency of infrastructure implementation and to meet market demand.

Each Specific Plan Phase, Planning Area, and sub-area may be developed so long as infrastructure, including roads, trail networks, secondary access, water, sewer and drainage systems are in place as development occurs. The sequence and rate of development for Specific Plan will be influenced by the following factors: (i) economic and market conditions; (ii) the rate of growth of the City and region; and (iii) changes in regional infrastructure/public facilities, conditions and needs. As these factors change during the course of the build-out process, necessary adjustments in corresponding infrastructure requirements may be modified.

The basic phasing mechanism of Specific Plan is the subdivision map. As each Final Tract Map is processed, specific infrastructure requirements for that subdivision will be established. Tentative Tract and Final Maps will be forwarded to the City Council.

6.3 PUBLIC AND PRIVATE FACILITIES AND SERVICES

The Project Applicant will be responsible for financing and constructing the Specific Plan facilities and services to support the planned development. As a condition of each Final Tract Map, the Project Applicant will be required to supply the City with acceptable assurances that the facilities and services required for that development phase will be completed. The Project Applicant will also be responsible for ensuring that both initial and on-going financing of the Specific Plan facilities has been adequately addressed. Prior to issuance of Building Permits for a Tract Map subdivision phase, a schedule of related infrastructure improvements shall be approved by the Public Works Director, and prior to issuance of a Certificate of Occupancy the improvements necessary to serve the permitted unit shall be completed.

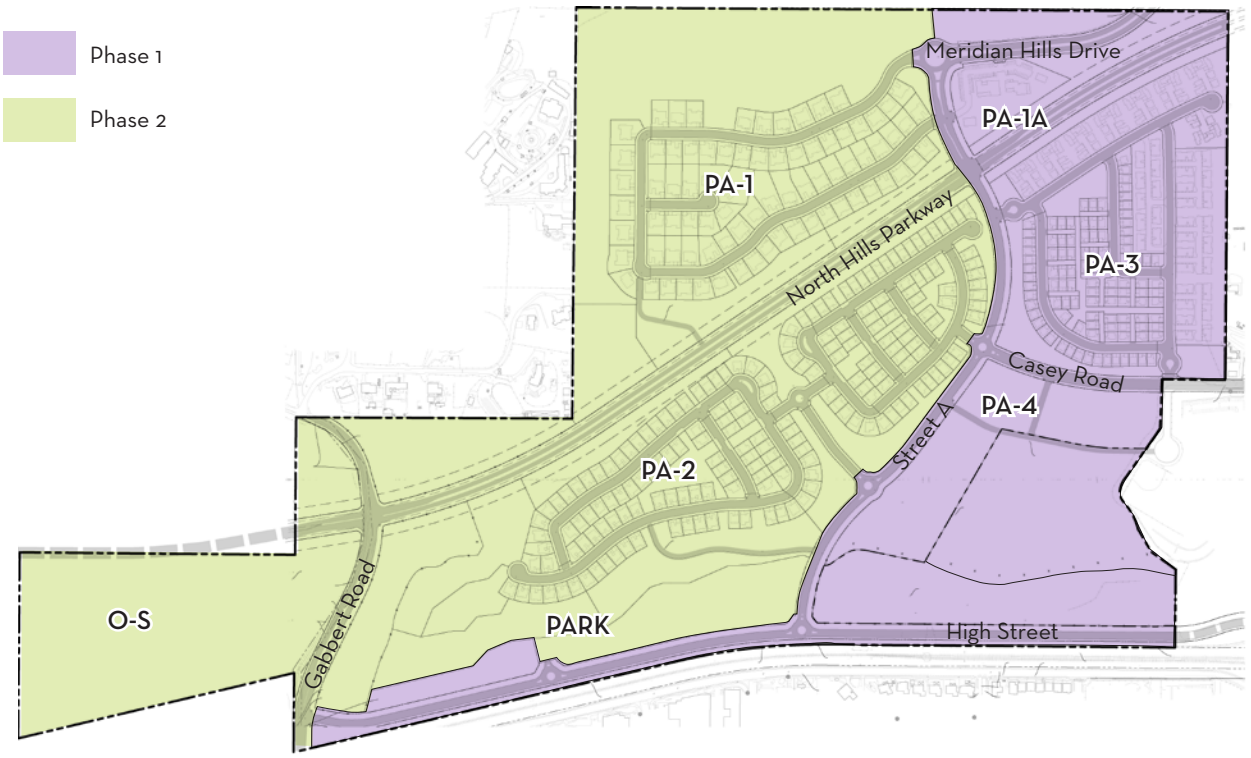


Figure 6-1: Phasing Plan

6.4 SPECIFIC PLAN ADMINISTRATION

The Specific Plan includes development standards and design guidelines; however, amendments to the Specific Plan may be needed over time to respond to changing conditions and circumstances. This section provides direction to administer the Specific Plan. In accordance with California Government Code Sections 65453 through 65454, a Specific Plan shall be amended in the same manner as a General Plan, except that a Specific Plan may be amended as often as deemed necessary by the City Council.

Any subsequent approval or amendment to the Specific Plan must be consistent with the General Plan as amended and/or updated, except where the Developer/Applicant possess vested rights under the terms of a Development Agreement entered into between the Developer/Applicant and the City.

Review of new development within each planning area will be considered as Residential Planned Development Permits (RPD) subject to the approval of the Community Development Director. RPD permits will include requirements for public noticing and appeal procedures consistent with those outlined in Section 17.44 of the Moorpark Municipal Code.

It is expected that future development applications will be in substantial conformance with the Specific Plan, or an amendment to the Specific Plan may be required.

Substantial conformance includes, but is not limited to:

- Determinations of whether a use substantially complies with the uses allowed in the land use designation in which the use is requested;
- Administrative additions, deletions and changes to the Specific Plan exhibits or text that substantially comply with the Specific Plan;
- Adjustments to the Specific Plan's conceptual plans, which do not change the requirements of providing adequate infrastructure or facilities;
- Minor adjustments to tentative subdivision maps; and,
- Minor modifications as determined in Section 6.4.1 of this Specific Plan and/or as determined by the City Manager or his/her Designee.

General Findings Applicable to all Substantial Conformance Requests

The City Manager or his/her Designee, acting upon any request for determinations of substantial conformance as provided in this section, shall either approve, approve with conditions, or deny the request based on findings that the request: (i) Substantially conforms with all applicable provisions of the Specific Plan and City ordinances, which do not conflict with the Specific Plan; (ii) Will not adversely affect public health and safety; and (iii) Will not adversely affect adjacent property (iv) Will not adversely affect community character; (v) Will not adversely impact the amount or quality of the required Open Space within the Specific Plan area; (vi) Will preserve the open space linkages and significant ridgelines for the benefit of all Moorpark residents; and (vii) Will preserve the connectivity between Hitch Ranch and Downtown Moorpark.

Modifications and amendments to the Specific Plan shall be governed by Section 6.4 and its subsections.

Amendments may be requested at any time pursuant to Moorpark City Code Section 17.44.050 and Section 65453(a) and of the Government Code. Any proposed modification to the Specific Plan deemed major by the City Manager or his/her Designee, will be processed as an amendment to the Specific Plan. Depending upon the nature of the proposed amendment to the Specific Plan, additional environmental analysis may be required, pursuant to Section 15162 of CEQA.

Any modifications shall be processed as a minor or major modification.

6.4.1 Minor Modifications

The following items may deviate, within specified limitations, from the adopted Specific Plan but shall be considered to be in Substantial Conformance with the Specific Plan. This review shall occur at staff level per MMC Section 17.44.100.A.2, if so determined by the City Manager or his/her Designee. The City Manager or his/her Designee however, shall have the discretion to refer any such request for modification to the Planning Commission. Conversely, anyone shall have the right to appeal decisions of the City Manager or his/her Designee to the Planning Commission.

- Final facility sizing and alignment of water, sewer, and storm drain improvements (as directed by the City Engineer).
- Change in utility and/or infrastructure servicing agency.
- Alignment of local streets within neighborhoods so long as the number and approximate spacing of connections is in general conformance with the Land Use Plan.
- Local Street, road and multi-use trail alignments provided that connecting of destination points is maintained.
- Minor landscape and streetscape design modifications consistent with the Design Guidelines contained in this document.
- Modifications to the development standards listed in this Specific Plan so long as they meet the intent of the Specific Plan vision.
- Deletion of utility infrastructure requirements deemed unnecessary by the City Engineer.
- Transfer of dwelling units within an individual Planning Area to another Planning Area. The allowable percentage of units transferred shall not exceed 15% of the total within any individual transferring or receiving Planning Area; and there shall be no more than a ten percent (10%) increase in the maximum intensity of the number of dwelling units in a multiple-family building or on a multiple-family residential lot as a result of such transfers.

6.4.2 Major Modifications

Amendments may be requested at any time pursuant to Section 65453(a) of the Government Code. Proposed amendments deemed to be Major Modifications by the City Manager or his/her Designee as defined herein will be processed by the Community Development Department, considered by the Planning Commission and City Council, as may be required.

6.4.3 Conditional Use Permits

Any project or activity requiring a Conditional Use Permit shall be reviewed in accordance with the Moorpark City Code. Conditional Use Permit requests shall be approved by the decision-making authority if the following findings are made. These findings are in addition to any findings required by California State Law and Moorpark City Code:

- The proposed conditional use is consistent with the Specific Plan and uses allowed within the corresponding land use category in the City of Moorpark Zoning Ordinance;
- The use is permitted in the RPD zone (MMC Table 17.20.050);
- The use is compatible with existing and planned land uses in the general area where the development is to be located; and
- The use is compatible with the scale, visual character and design of the surrounding properties, designed so as to enhance the physical and visual quality of the community, and the structure(s) have design features, which provide visual relief and separation between land uses and conflicting character.

Appendix A

LANDSCAPE PALETTE

A.1 APPROVED LANDSCAPE PALETTE

TABLE A-1 MASTER PLANT PALETTE

Slopes / Common Area Trees

Arbutus x 'marina'	Strawberry tree
Cercis occidentalis	Western redbud
Lyonothamnus floribundus	Catalinia ironwood
Quercus agrifolia	Coast live oak
Plantanus racemosa	California sycamore

Background Shrubs

Arbutus unedo	Strawberry tree
Aloe species	Aloe
Rhamus californica 'eve case	Coffeeberry
Carpenteria californica	Bush anemone
Cistus ladanifer	Crimson spot rockrose
Dendromecon harfordii	Island bush poppy
Garrya elliptica	Coast silktassel
Myrica californica	Pacific wax myrtle
Phlomis fruticosa	Jerusalem sage
Rhamnus californica	California coffeeberry
Rhus integrifolia	Lemonade berry
Rhus ovata	Sugar bush
Ribes indecorum	White flowering currant
Trichostema lanatum	Wooly blue curls

Understory Shrubs & Groundcovers/Accents

Agave americana	Century plant
Agave attenuate	Foxtail agave
Cistus salviifolius	Sageleaf rockrose
Iris douglasiana	Douglas iris
Opuntia species	Prickly pear
Penstemon species	Beard tonge
Romneya coulteri	Matilija poppy
Yucca species	Yucca

Streetscapes Plant List - Trees (Max 40' O.C.)

Arbutus x 'marina'	Strawberry tree
Koelreuteria bipinnata	Chinese flame tree
Liriodendron tulipifera	Tulip tree
Pistacia chinensis	Chinese pistache
Platanus racemosa	California sycamore
Pyrus kawakamii	Evergreen pear
Quercus virginiana	Southern live oak
Ulmus parviflora 'true green'	Chinese elm
Robina ambigua	Locust

Note: Cal Fire regulations will supersede the specific plan requirements in the event of any conflict.

Background Shrubs

Dietes bicolor	Fortnight lily
Grevillea species	Grevillea
Leucophyllum frutescens	Texas ranger
Ligustrum japonicum	Wax-leaf privet
Phlomis fruticosa	Jerusalem sage
Pittosporum tobira	Japanese mock orange
Rhamnus californica	California coffeeberry
Rhus integrifolia	Lemonade berry
Rhus ovata	Sugar bush
Ribes indecorum	White flowering currant
Rhaphiolepis species	Hawthorn
Rosa 'carpet red'	Carpet rose
Westringia fruticosa 'mundi'	Dwarf coast rosemary

Foreground Shrubs & Groundcovers/Accents

Achillea millefolium 'moonshine'	Yarrow
Ajuga reptans	Carpet bugle
Carissa macrocarpa	Natal plum
Cistus salviifolius	Sageleaf rockrose
Festuca rubra	Red fescue
Gazania species	Gazania
Grevillea lanigera	Grevillea
Helictotrichon sempervirens	Blue oat grass
Hemerocallis species	Daylily
Iris douglasiana	Douglas iris
Limonium perezii	Sea lavender
Myoporum parvifolium	Prostrate myoporum
Penstemon species	Beard tongue
Punica granatum 'nana'	Dwarf pomegranate
Romneya coulteri	Matilija poppy

Turf

Sodded tall-type water conserving hybrid bermuda

Project/Neighborhood Entries

Trees:	
Agonis flexuosa	Peppermint tree
Arbutus 'marina'	Arbutus
Feijoa sellowiana	Pineapple guava
Laurus nobilis	Sweet bay
Magnolia grandiflora	Southern magnolia
Plantanus racemosa	California sycamore
Prunus caroliniana	Carolina laurel cherry
Quercus agrifolia	Coast live oak

Background Shrubs

Aloe arorescens	Aloe
Cistus ladanifer	Crimson spot rockrose
Dietes bicolor	Fortnight lily
Grevillea species	Grevillea
Ligustrum japonicum	Wax-leaf privet
Rhamnus californica	California coffeeberry
Rhus integrifolia	Lemonade berry
Rhus ovata	Sugar bush
Ribes indecorum	White flowering currant
Rhaphiolepis species	Hawthorn
Westringia fruticosa 'mundi'	Dwarf coast rosemary

Foreground Shrubs & Groundcovers/Accents

Achillea millefolium 'moonshine'	Yarrow
Agave species	Agave
Aloe species	Aloe
Achillea millefolium 'moonshine'	Yarrow
Carissa macrocarpa	Natal plum
Cistus salviifolius	Sageleaf rockrose
Erigeron glaucus	Seaside daisy
Eschscholzia californica	California poppy
Festuca ovina glauca	Blue fescue
Festuca mairei	Atlas fescue
Fragaria chiloensis	Wild strawberry
Gazania species	Gazania
Hemerocallis species	Daylily
Iris douglasiana	Douglas iris
Kniphofia uvaria	Red-hot poker
Lavandula species	Lavender
Limonium perezii	Sea lavender
Myoporum parvifolium	Prostrate myoporum
Penstemon species	Beard tongue
Punica granatum 'nana'	Dwarf pomegranate
Pyracantha 'santa cruz'	Firethorn
Romneya coulteri	Matilija poppy
Rosa x 'ice cap'	Rose
Sisyrinchium bellum	Blue eyed grass
Westringia fruticosa 'mundi'	Dwarf coast rosemary